



Presented by:

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WestCoast Realty™
You've found a home

Sold
R2652164
Board: V
Apartment/Condo

2307 9521 CARDSTON COURT

Burnaby North
Government Road
V3N 4R8

Residential Attached

\$625,000 (LP)

\$620,000 (SP) **M**



Sold Date: 3/19/2022	If new, GST/HST inc?:	Original Price: \$625,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1983
Frontage(feet):	Bathrooms: 2	Age: 39
Frontage(metres):	Full Baths: 1	Zoning: APT/U
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,368.51
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 002-188-643	Tax Inc. Utilities?: No
View: Yes :City, River & Greenspace		Tour: Virtual Tour URL
Complex / Subdiv: Concorde Place		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding, Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 200, PLAN NWS1990, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 4406/1000000 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	865
Finished Floor (Above):	0
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	865 sq. ft.
Unfinished Floor:	0
Grand Total:	865 sq. ft.

Units in Development:
Exposure: **South**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$436.81**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **211** Locker: **Yes**
Storeys in Building: **25**
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Pets Not Allowed, Rentals Allowed**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 11'			x	1	Main	4	No
Main	Dining Room	12'1 x 9'6			x	2	Main	2	Yes
Main	Kitchen	9'1 x 7'9			x	3			
Main	Master Bedroom	13'6 x 11'1			x	4			
Main	Bedroom	10'5 x 8'8			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Bright, spacious, 2 bedroom, 2 bathroom home at Concorde Place. Tasteful updates throughout the suite include the kitchen, bathrooms, laminate & tile flooring. Efficient floor plan with ample storage. Enjoy panoramic views of the city and surrounding green space from the living room & generous balcony. Insuite laundry & 3 elevators. Well maintained building with a proactive strata. Prime location at Lougheed Town Centre walking distance to skytrain, transit, and a large variety of shopping and services. 2 large side by side parking stalls and 1 storage locker. Rentals allowed. Pets not allowed. This is the home & investment you have been searching for.