



Presented by:  
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**Sold** **R2664279** **309 7727 ROYAL OAK AVENUE** Residential Attached  
 Board: V Burnaby South **\$515,000 (LP)**  
 Apartment/Condo South Slope **\$655,000 (SP) M**  
 V5J 4K2



Sold Date: **3/23/2022** If new, GST/HST inc?: Original Price: **\$515,000**  
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2015**  
 Frontage(feet): Bathrooms: **1** Age: **7**  
 Frontage(metres): Full Baths: **1** Zoning: **CD9**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,552.35**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **029-488-486** Tax Inc. Utilities?: **No**  
 View: **Yes :City and Neighbourhood** Tour: **Virtual Tour URL**  
 Complex / Subdiv: **Sequel**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit, Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Construction: **Frame - Wood** Parking: **Garage; Underground**  
 Exterior: **Brick, Mixed** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Renovations: Reno. Year: Fixtures Leased: **No** :  
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No** :  
 Fireplace Fuel: Metered Water: Floor Finish: **Tile, Wall/Wall/Mixed**  
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tile - Concrete**

Legal: **STRATA LOT 31, PLAN EPS2603, DISTRICT LOT 158, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Playground**  
 Site Influences: **Central Location, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave**

Finished Floor (Main): <b>629</b>	Units in Development: <b>48</b>	Tot Units in Strata: <b>48</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Stores in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Dwell Property Management</b>	Mgmt. Co's #: <b>604-821-2999</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$274.46</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>629 sq. ft.</b>			
Unfinished Floor: <b>0</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Grand Total: <b>629 sq. ft.</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	# or % of Rentals Allowed: <b>12#</b>		
Basement: <b>None</b>	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term Lse-Details:		
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9' x 8'8			x	1	Main	4	No
Main	Living Room	11'6 x 9'8			x	2			
Main	Dining Room	10'5 x 7'8			x	3			
Main	Bedroom	9'7 x 9'			x	4			
Main	Den	7'6 x 5'5			x	5			
Main	Foyer	4'10 x 3'8			x	6			
Main	Walk-In Closet	5' x 4'5			x	7			
		x			x	8			

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

**This HOME at Sequel checks off everything on your list! End unit with a superior layout & no wasted space. Modern chef's kitchen with soft close cabinetry, upgraded pull out pantry, quartz counters, stainless steel appliances & a generous breakfast bar. Bright, spacious living space with 8 1/2 foot ceilings & two sliding glass doors that lead to the 16 foot long balcony perfect for a barbecue. Master bedroom features a lovely window seat & fully organized walk-in closet. The den allows for flexibility for use as an office, nursery or storage. Extra storage capacity in the large coat closet & laundry enclosure. Laminate floors & tile through out & glass shower doors in the bathroom. Conveniently located close to skytrain, groceries, and restaurants. 1 parking & 1 storage. Don't miss out!**