



Presented by:
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Sold
R2254769
 Board: V
 Townhouse

7387 CAPISTRANO DRIVE
 Burnaby North
 Montecito
 V5A 1P7

Residential Attached
\$538,000 (LP)
\$527,000 (SP)



List Date: **4/9/2018** Frontage (feet): Original Price: **\$538,000**
 Days on Market: **12** Frontage (metres): Approx. Year Built: **1973**
 Sold Date: **4/21/2018** Bedrooms: **3** Age: **45**
 Meas. Type: **Feet** Bathrooms: **2** Zoning: **CD**
 Depth / Size (ft.): Maint. Fee: **\$254.59** Gross Taxes: **\$1,972.01**
 Lot Area (sq.ft.): **0.00** Council Apprv?: For Tax Year: **2017**
 Flood Plain: Exposure: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-117-025**
 Mgmt. Co's Name: **Strataco** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-294-4141**
 View: **Yes: Trees, Cherry Blossoms**
 Complex / Subdiv: **Montecito 2000**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development: **75** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **PL NWS90 LT 72 LD 36. DISTRICT LOT 136/137, GROUP 1, 7125-1963 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: **Club House, In Suite Laundry, Pool; Outdoor**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 11'6			x			x
Main	Dining Room	9'4 x 6'5			x			x
Main	Kitchen	11'2 x 9'10			x			x
Main	Foyer	10'4 x 3'4			x			x
Above	Master Bedroom	16'2 x 11'2			x			x
Above	Bedroom	17'11 x 8'8			x			x
Above	Bedroom	10'1 x 8'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	594	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	651	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,245 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,245 sq. ft.	Basement: None			6				
					7				
					8				

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

Well loved, well maintained, 3 bdr, 2 bath townhome with an efficient layout. Ample space for house sized furniture. 2 piece powder room on the main. Updated kitchen cabinets, newer dishwasher and washer, all windows & balcony door upgraded to vinyl: 17x5 balcony, perfect for barbecue and patio table; Electric car plug and storage shed in parking stall; spacious master bdrm; Skylight in 2nd bdrm with space large enough to be walled off to create another den or storage room. The view out the windows is to trees and cherry blossoms; very private, no one looking into your home. Quiet complex with swimming pool. Close to Squint Lake Park, walking trails & Burnaby Mountain Golf course, Greystone Plaza and Montecito School.