

GAVIN HUGHES

REAL ESTATE TEAM

 LOVE YOUR NEIGHBOURHOOD



307 - 3950 LINWOOD STREET

BURNABY HOSPITAL | BURNABY

\$699,000

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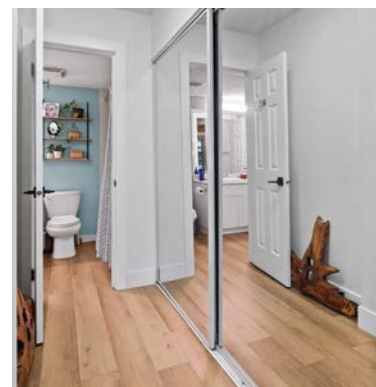
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FOR MORE INFO AND ADDITIONAL MEDIA:
www.gavinhughes.ca





Spacious and quiet, this condo looks out to sun dappled trees that offer privacy in addition to a great floorplan and a large balcony.



307 - 3950 LINWOOD ST

\$699,000 | BURNABY

This beautiful and spacious 2BR / 1BA condo in Cascade Village feels like living in a natural setting. Renovated in 2020, this unit has a great floorplan that features a private outlook to a treed greenbelt on the quiet side of the building. Spend an afternoon reading a book on the sun dappled 117 sf balcony with enough space to BBQ alfresco with friends. Large living / dining areas feature a gas fireplace with plenty of room for larger furniture. Generous kitchen has lots of counterspace and stainless appliances. Primary BR features a peaceful treed view and access to the balcony with a walkthrough closet to the bathroom. Great complex with a full set of amenities including pool, hot tub, sauna, guest suite and more! With insuite laundry, parking, storage, pets and close to Hwy and shops!

HIGHLIGHTS

- Updated in 2020
- Stainless steel appliances
- Long wearing vinyl plank floors
- Recently painted
- Gas fireplace
- Large 117 sf balcony
- Bedroom has balcony access
- Walkthrough closet to bathroom
- Laundry closet
- Double sinks in bathroom
- Great building amenities
- Easy access to transit
- Quite side of building
- Large floorplan

SPECS

Main Floor:	938 sq. ft.
Balcony:	117 sq. ft.
Bedrooms:	2
Bathrooms:	1
Parking:	1 underground #223
Features:	Clothes Washer/Dryer Fridge/Stove/DW
Style of Home:	Condo, Inside Unit
Construction:	Wood Frame
Title:	Freehold Strata
Taxes:	\$1,756.76 (2023)
Maintenance Fee:	\$462.66
Contingency:	\$350,362.79
Foundation:	Concrete Perimeter
Storage Locker:	Yes #307
Restrictions:	No short term rentals, 2 pets
Amenities:	Exercise Room, Pool, Hot Tub, Sauna, Clubhouse, Guest Suite

SCHOOLS & AMENITIES

- Cascade Heights Elementary
- Moscrop Secondary
- French immersion schools nearby
- Close to Burnaby Hospital
- Walk to BCIT Campus
- Avondale Park and Playground
- Costco Wholesale
- Walmart on Grandview
- Brentwood Town Centre
- Metrotown Centre
- Minutes to HWY 1
- Transit and Skytrain nearby

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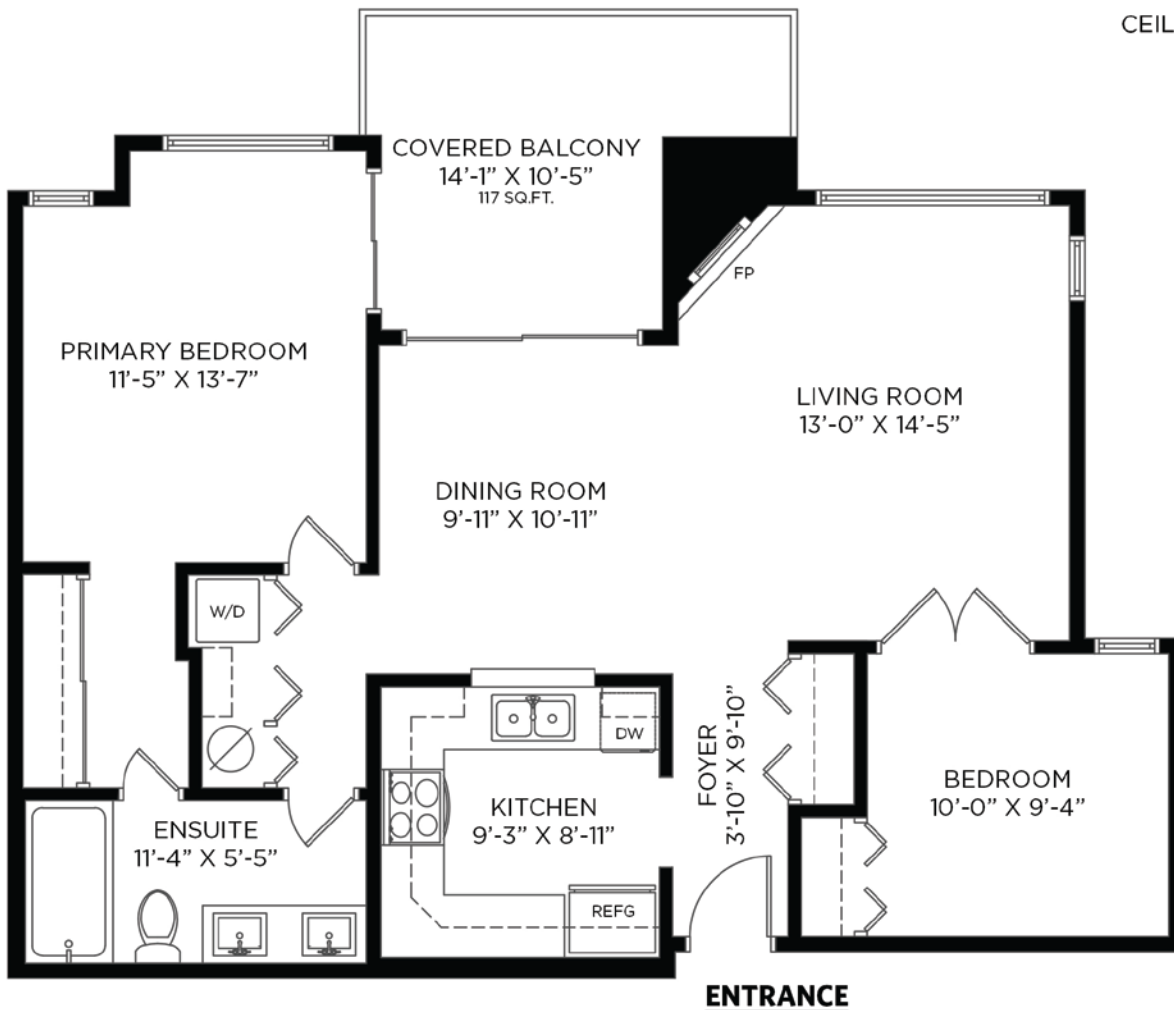
#307-3950 LINWOOD ST
BURNABY, BC

2 BEDROOMS + 1 BATHROOM

TOTAL INTERIOR: **938 SQ.FT.**

COVERED BALCONY: **117 SQ.FT.**

CEILING HEIGHT: 8'-0"



Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for \$1,000,000.



The enclosed information while deemed to be correct, is not guaranteed.
Gavin Hughes, Personal Real Estate Corporation

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