



Presented by:  
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Burnaby North, Brentwood Park Residential Attached  
**# 1503 4118 DAWSON ST, V5C 0A3** MLS# V982176 **Active**



List Price:	\$ 329,900	Previous Price:	
		Original Price:	\$ 329,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	2006
Depth/Size:		PID:	026-552-388
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	RES
Stories in Bldg:		Taxes:	\$1,999 (2012)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - NORTH MOUNTAIN VIEW		

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking, Other		
Exterior:	Concrete, Glass				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	497	Total Units in Strata:	317
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	BAYWEST MGMT	Property Disclosure:	Y		
Mngmt Ph:	604-257-0325	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
	Maint Fee:	\$206.87			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL BCS1666 LT 264 DL 119 LD 37 GR 1  
 Amenities: Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage  
 Features Incl: Clothes Washer/Dryer, Security System, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'6"						
Main F.	Kitchen	11' X 8'						
Main F.	Dining	11'6 X 8'						
Main F.	Master Bedroom	11'6 X 10'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	4	<b>Bathrooms</b>	
Finished Floor Area Main:	635	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	635	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	635			8	

Listing Broker(s): (1) Royal Pacific Realty Corp.

Fabulous North Shore Mountain View from Each Room. The Popular 1 bdrm w/ work station unit at the TAndem offers the Stainless Steel appliances, Granite counters, Insuite Laundry, Electric Fireplace and a Balcony with a View! Fantastic amenities on 3rd floor (GYM, Hot Tub, Dry/Wet Steam, Billiards, Party Room, Lounge, Rooftop Yard) . One bigger than usual Parking (size of 1 Car and 1 Motor) & one storage Locker. Plenty of visitor parkings. The Starbucks at your door and Gilmore Skytrain Station is steps away, and minutes away from Brentwood Mall.