



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Cameron Elementary

High School

Burnaby Mountain Secondary

French Immersion

Seaforth/Armstrong Elementaries

Cariboo Hill Secondary

WALK SCORE: 64

TRANSIT SCORE: 83

216-9061 HORNE STREET

3 BED, 3 BATH, 2353 SQ. FT.

This spacious & luxurious home is truly one of a kind! This end unit is comfy & conveniently located close to Lougheed Town Centre. The chef-style kitchen has granite counter & s/s appliances. Other features include updated windows and doors, heated tiles, engineered hardwood floors, updated bathrooms, and much more. A bonus, large in-suite laundry & huge patio extends your space. Has 2 covered parking spots at your doorstep and is close to transit, schools, shopping, restaurants, highway access & SFU. This family oriented complex has a lovely garden courtyard with indoor swimming pool & sauna, trees and nature making it feel like a retreat. This is a well-maintained strata waiting for you!

\$899,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

604.210.2933
team@keithroy.com
www.KeithRoy.com



RE/MAX

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

*Personal Real Estate Corporation

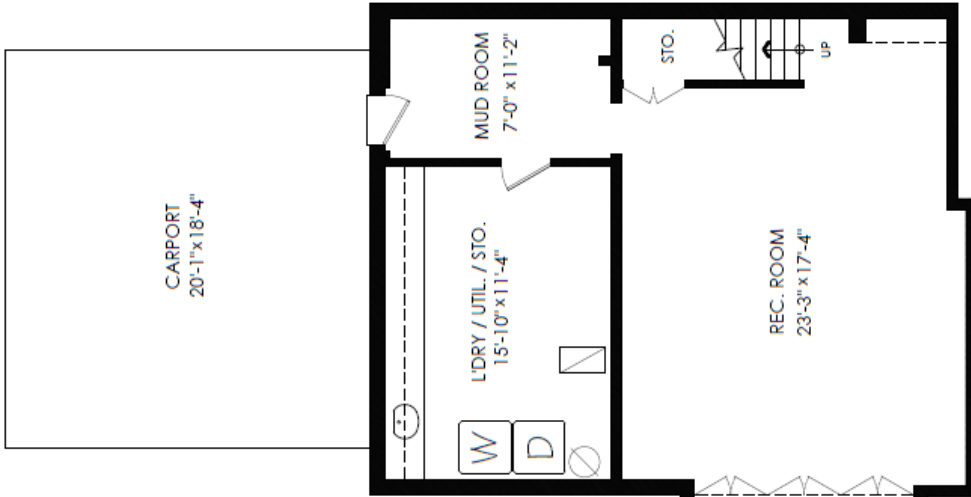
216-9061 HORNE STREET

View additional photos at www.VancouverPropertyFinder.com



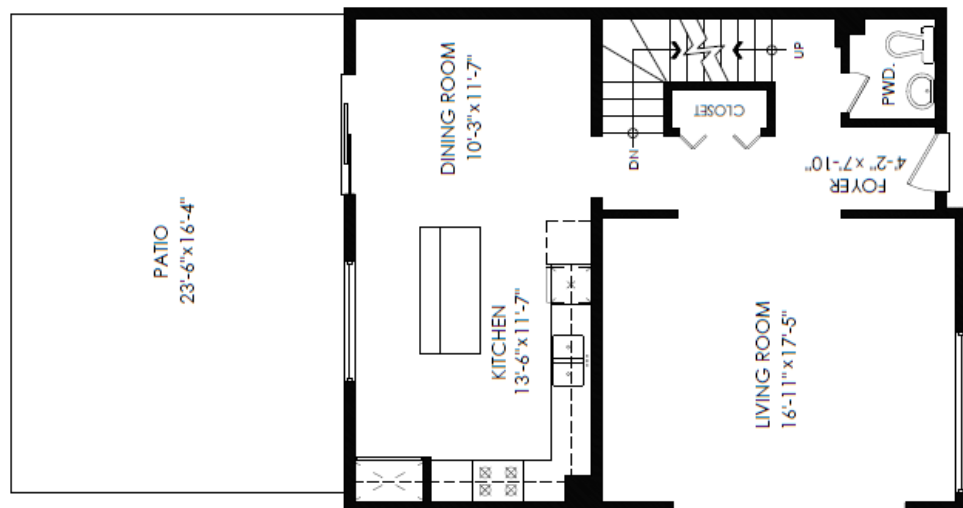


Main Floor: 784 sq. ft.
 Upper Floor: 785 sq. ft.
 Lower Floor: 784 sq. ft.
Total: 2,353 sq. ft.
 Carport: 367 sq. ft.
 Patio: 385 sq. ft.
Total Extras: 752 sq. ft.



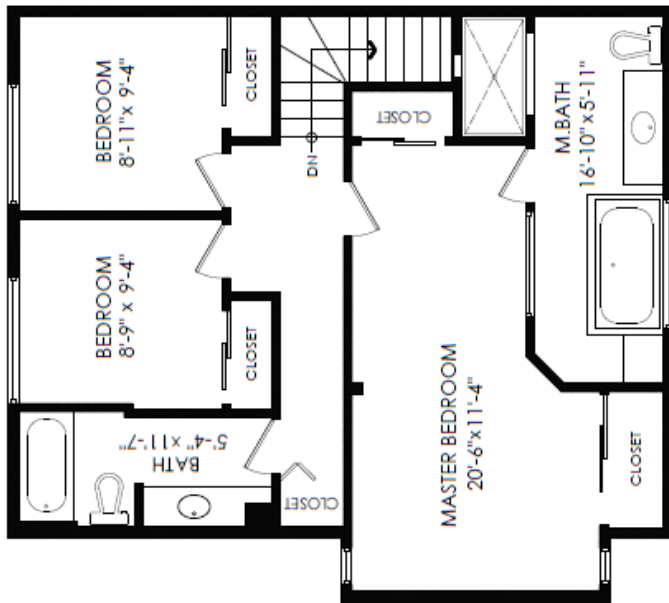
Lower Floor Plan

Floor Area: 784 sq. ft.
 Ceiling Height: 7'-7"



Main Floor Plan

Floor Area: 784 sq. ft.
 Ceiling Height: 7'-11"



Upper Floor Plan

Floor Area: 785 sq. ft.
 Ceiling Height: 7'-11"

E&O Insured. Total square foot calculated to gross unit area. SOFT based on inferior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



Presented by:
Gregory Andruff PREC*

RE/MAX Select Realty
Phone: 778-899-4267
<http://www.vancouverpropertyfinder.com>
gregandruff@remax.net



Active
R2530339
Board: V
Townhouse

216 9061 HORNE STREET
Burnaby North
Government Road
V3N 4L2

Residential Attached
\$899,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **BAYSIDE**
Mgmt. Co's Phone: **604-432-7774**
View: **No :**
Complex / Subdiv: **BRAEMAR GARDENS**
Services Connected: **Community, Electricity, Water**
Sewer Type: **City/Municipal**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$536.50**
Original Price: **\$939,000**
Approx. Year Built: **1975**
Age: **46**
Zoning: **CD**
Gross Taxes: **\$2,733.96**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **001-267-388**
Tour: **Virtual Tour URL**

Style of Home: 3 Storey, End Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Rear
Construction: Frame - Wood	Parking: Carport; Multiple		Locker: N
Exterior: Mixed, Wood			Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Total Units in Strata: 73
Rain Screen: No	R.I. Plumbing:	Units in Development: 73	
Renovations: Completely	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: None	# of Fireplaces: 0	Fixtures Leased: No :	
Fuel/Heating: Forced Air, Natural Gas		Fixtures Rmvd: No :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Mixed, Tile	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**
Legal: **STRATA LOT 58, PLAN NWS300, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 3130/89065 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, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 7'10			x			x
Main	Living Room	16'11 x 17'5			x			x
Main	Dining Room	10'3 x 11'7			x			x
Main	Kitchen	13'6 x 11'7			x			x
Above	Master Bedroom	20'6 x 11'4			x			x
Above	Bedroom	8'9 x 9'4			x			x
Above	Bedroom	8'11 x 9'4			x			x
Below	Recreation	23'3 x 17'4			x			x
Below	Mud Room	7' x 11'2			x			x
Below	Laundry	15'10 x 11'4			x			x

Finished Floor (Main): 784	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 785	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 784	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3	Above	4	No	Pool:
Finished Floor (Total): 2,353 sq. ft.	# or % of Rentals Allowed: 1			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total: 2,353 sq. ft.	Basement: None			6				
				7				
				8				

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