



Presented by:  
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**Active**  
**R2892339**  
Board: V  
Apartment/Condo

**212 9339 UNIVERSITY CRESCENT**  
Burnaby North  
Simon Fraser Univer.  
V5A 4Y1

Residential Attached  
**\$555,000** (LP)   
(SP)



|  |                                     |                                  |
|--|-------------------------------------|----------------------------------|
| Sold Date:   | If new,GST/HST inc?:                | Original Price: <b>\$555,000</b> |
| Meas. Type:  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>2004</b>  |
| Frontage(feet):  | Bathrooms: <b>2</b>                 | Age: <b>20</b>                   |
| Frontage(metres):  | Full Baths: <b>2</b>                | Zoning: <b>P11E</b>              |
| Depth / Size (ft.):  | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,553.87</b>   |
| Sq. Footage: <b>0.00</b>   |                                     | For Tax Year: <b>2023</b>        |
| Flood Plain:   | P.I.D.: <b>026-074-397</b>          | Tax Inc. Utilities?:             |
| View: :  |                                     | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv: <b>Harmony</b>   |                                     |                                  |
| First Nation   |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type:  | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Leasehold prepaid-Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Laminate**

Legal: **STRATA LOT 16, PLAN BCS1013, DISTRICT LOT 102 & 211, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 211, LEASEHOLD STRATA; 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, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
Features:

|  |   |                      |             |
|--|---|----------------------|-------------|
| Finished Floor (Main): <b>864</b>          | Units in Development:   | Tot Units in Strata: | Locker:     |
| Finished Floor (Above): <b>0</b>           | Exposure:   | Storeys in Building: |             |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name:  | Mgmt. Co's #:        |             |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$408.61</b>  | Council/Park Apprv?: |             |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Caretaker, Hot Water, Management, Recreation Facility, Snow removal, Water</b> |                      |             |
| Finished Floor (Total): <b>864 sq. ft.</b> |   |                      |             |
| Unfinished Floor: <b>0</b>                 |   |                      |             |
| Grand Total: <b>864 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>                           | # of Pets:           | Cats: Dogs: |
| Suite:                                     | Restricted Age:   |                      |             |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:  |                      |             |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>      | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>   |                      |             |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:   |                      |             |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 11'11 x 11'8 |       |      | x          | 1    | Main  | 3           | No       |
| Main  | Dining Room     | 11'11 x 9'0  |       |      | x          | 2    | Main  | 4           | Yes      |
| Main  | Foyer           | 3'10 x 8'3   |       |      | x          | 3    |       |             |          |
| Main  | Kitchen         | 8'6 x 8'9    |       |      | x          | 4    |       |             |          |
| Main  | Primary Bedroom | 11'6 x 10'1  |       |      | x          | 5    |       |             |          |
| Main  | Walk-In Closet  | 6'8 x 4'3    |       |      | x          | 6    |       |             |          |
| Main  | Bedroom         | 11'3 x 9'0   |       |      | x          | 7    |       |             |          |
| Main  | Nook            | 6'7 x 3'3    |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Royal LePage Sussex**

**Exceptional opportunity to own a beautiful and bright two bedroom home at Harmony. Enjoy great amenities, community and modern comfort for an incredible price. Courtyard water fountains greet you at the front of the building, while the home's private patio overlooks a tree-lined street. Enjoy the ambience of the gas fireplace, quality stainless steel appliances, an open plan layout and a master bedroom with ensuite and walk-in closet. Live surrounded by a vibrant community and benefit from convenient access to a multitude of walking and biking trails - not to mention the campus's transit network, library and recreation facilities. Built by Polygon, the building itself offers a gym, modern entrance and bike room. One large parking spot adjacent to elevator. Some photos virtually staged.**