



#### NEIGHBORHOOD HIGHLIGHTS

Elementary School

Clinton Elementary

High School

Byrne Creek Secondary

French Immersion

Marlborough Elementary

Moscrop Secondary

**WALK SCORE:** 67

**BIKE SCORE:** 65

**TRANSIT SCORE:** 79

## 316-7383 GRIFFITHS DRIVE

1 BED, 1 BATH, 752 SQ. FT.

Welcome to Eighteen Trees - The Georgie Award winner for Best Low Rise Complex in BC in 2000! This 1 bedroom + DEN condo is spacious and well laid out, spanning over 752 sq.ft. Featuring an open concept kitchen with ample storage and eat up bar, along with a separate dining area. This efficient floor plan has no wasted space, plenty of windows, lots of natural light and a treed outlook. The bedroom can accommodate a king size bed and has a walk through closet to the bathroom. Features include in-suite laundry, gas fireplace (included in maintenance fees), and in suite storage. 1 secured parking and storage locker. Well cared for and move-in ready!

**\$569,800**

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
team@keithroy.com  
www.KeithRoy.com



**RE/MAX**



Keith Roy PREC



Taryn Lees



Greg Dent



Sarah Hopkins



Greg Andruff PREC

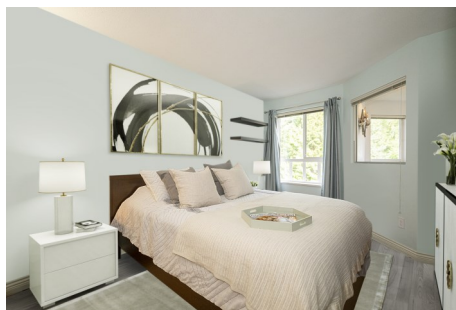


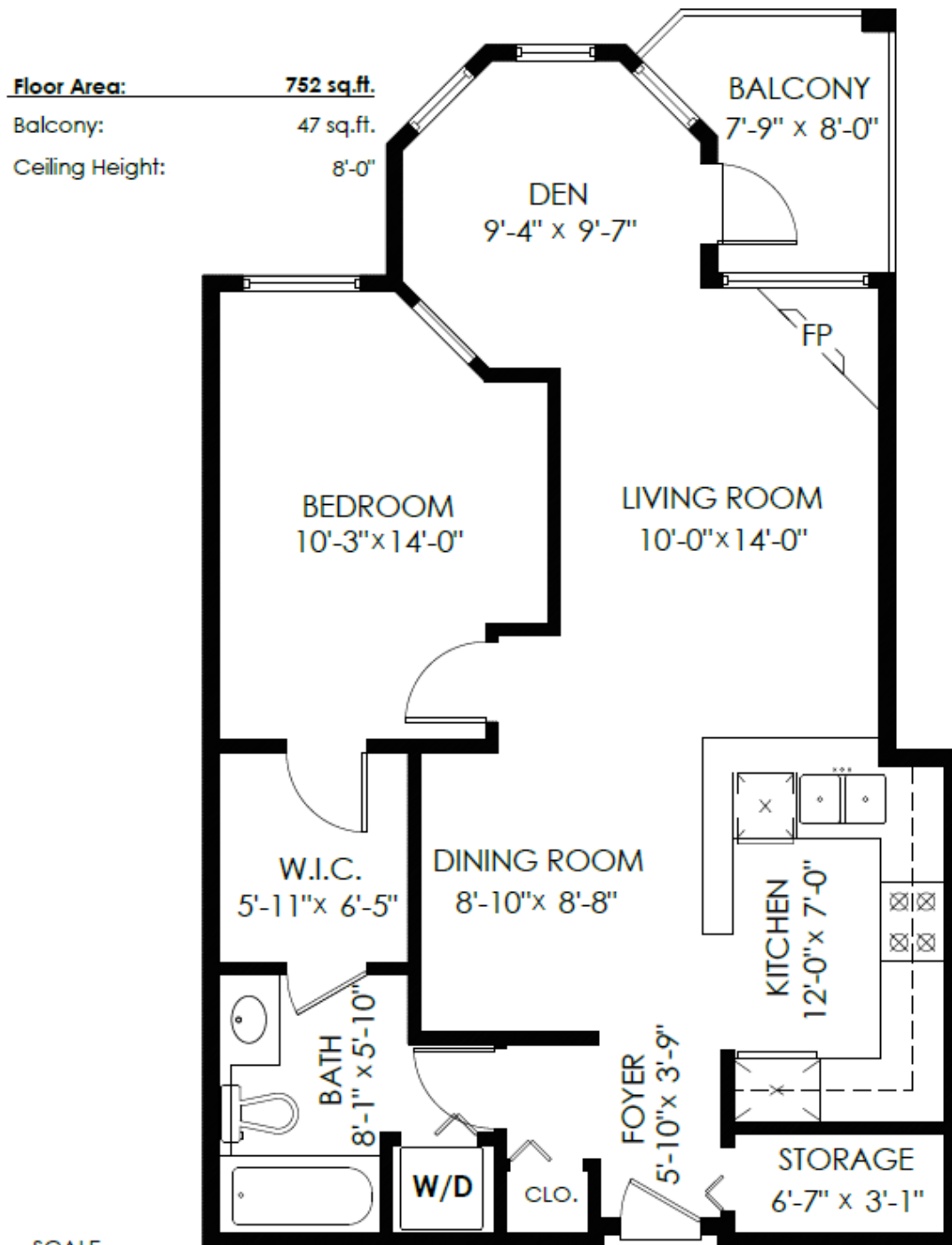
Emma Hamel



# 316-7383 GRIFFITHS DRIVE

View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)





SCALE



MEASURED ON: (2023-04-05)

info@pixlworks.com www.pixlworks.com 604.329.5788

ISO Insured. Total square foot calculated to gross unit area. SQFT based on interior 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:  
**Keith Roy PREC\***  
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**Active**  
**R2778638**  
 Board: V  
 Apartment/Condo

### 316 7383 GRIFFITHS DRIVE

Burnaby South  
 Highgate  
 V5E 4M8

Residential Attached  
**\$569,800** (LP)   
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$569,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>1</b>	Approx. Year Built: <b>2000</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>23</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RM4</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,282.84</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>024-793-621</b>	For Tax Year: <b>2022</b>
Flood Plain:		Tax Inc. Utilities?:
View:		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>Eighteen Trees</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

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

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Underground, Visitor Parking**  
 Dist. to Public Transit:  
 Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 42, PLAN LMS4178, DISTRICT LOT 96, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>752</b>	Units in Development: <b>62</b>	Tot Units in Strata: <b>62</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>East</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Dwell Property Management</b>	Mgmt. Co's #: <b>604-821-2999</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$356.70</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal, Water</b>		
Finished Floor (Total): <b>752 sq. ft.</b>			
Unfinished Floor: <b>0</b>			

Grand Total: <b>752 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Suite: <b>None</b>	Restricted Age:		
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10' x 14'			x	1	Main	4	No
Main	Dining Room	8'10 x 8'8			x	2			
Main	Kitchen	12' x 7'			x	3			
Main	Bedroom	10'3 x 14'			x	4			
Main	Walk-In Closet	5'11 x 6'5			x	5			
Main	Den	9'4 x 9'7			x	6			
Main	Storage	6'7 x 3'1			x	7			
		x			x	8			

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