



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Cameron Elementary

Secondary

Burnaby Mountain Secondary

French Immersion

Seaforth & Armstrong Elementaries

Cariboo Hill Secondary

Walk Score: 74

Bike Score: 75

203-3970 CARRIGAN COURT

2 BED, 2 BATH, 957 SQ. FT.

This large corner unit has great updates and is nestled on the quiet side of the building. This well cared-for building is conveniently located close to Skytrain, schools, & shopping. One of the large bedrooms has a unique split to it to add an extra den space - perfect for having to work from home! If you're looking for a turnkey home or great investment property, this is a property you will have to see.

\$599,000

Keith Roy, PREC*

Jacob Lahti

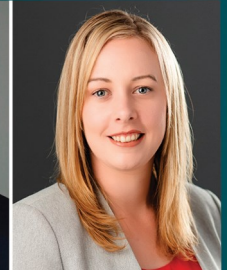
Greg Dent

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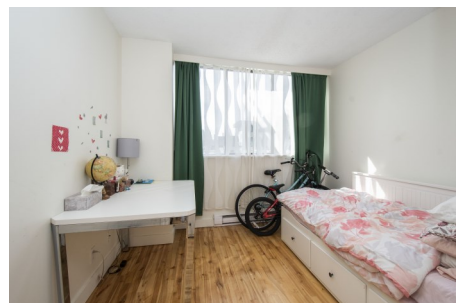
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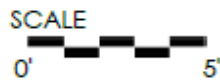
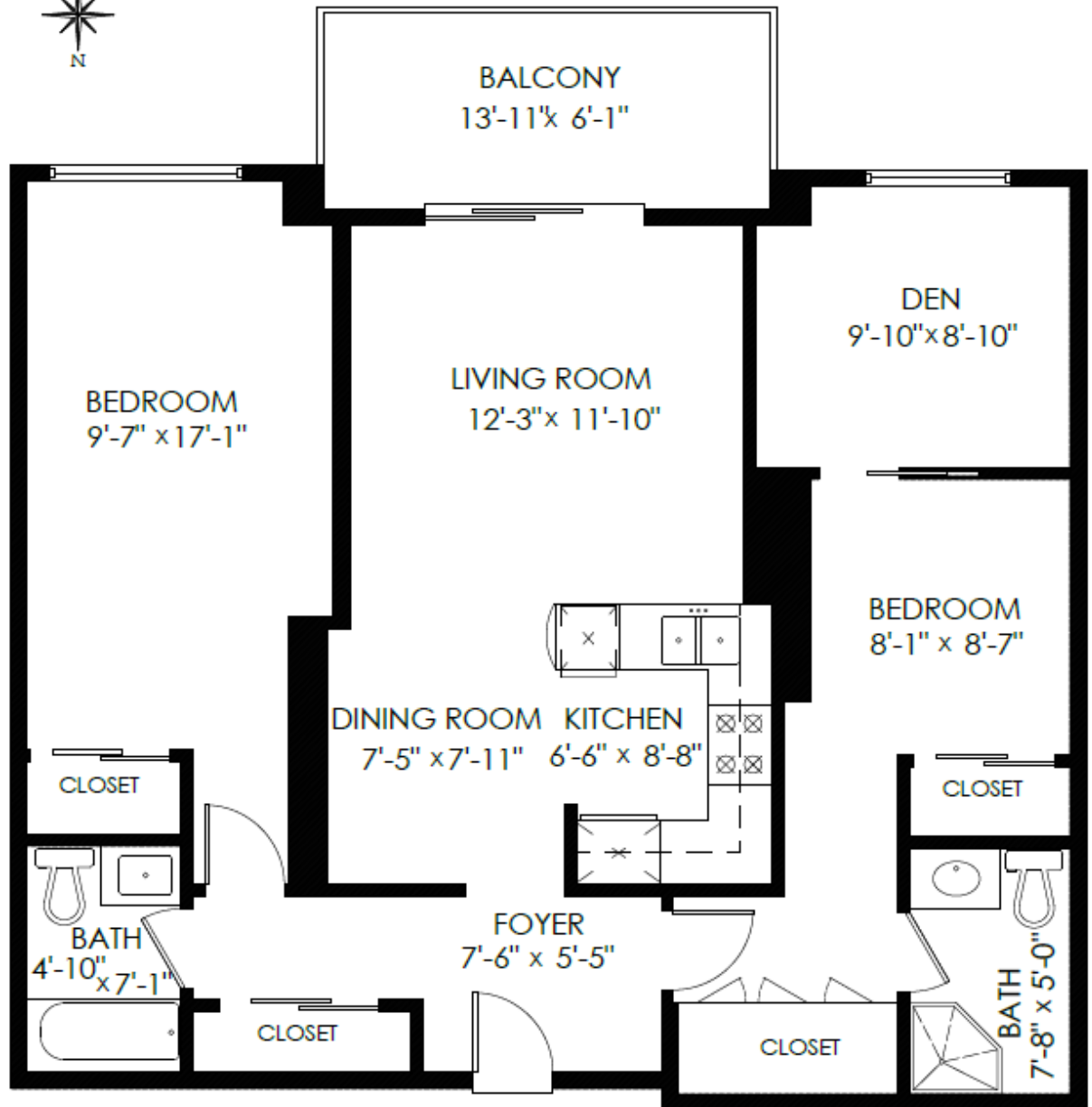
*Personal Real Estate Corporation

203-3970 CARRIGAN COURT

View additional photos & 3D tour at www.VancouverPropertyFinder.com



Floor Area: 957 sq.ft.
 Balcony: 85 sq.ft.
 Ceiling Height: 8'-0"



MEASURED ON: (2022-04-14)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O 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:
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Active
R2678253
 Board: V
 Apartment/Condo

203 3970 CARRIGAN COURT
 Burnaby North
 Government Road
 V3N 4S5

Residential Attached
\$599,000 (LP)
 (SP) **M**



Sold Date: _____ If new, GST/HST inc?: _____
 Meas. Type: **Feet** Bedrooms: **2**
 Frontage(feet): _____ Bathrooms: **2**
 Frontage(metres): _____ Full Baths: **2**
 Depth / Size (ft.): _____ Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: _____ P.I.D.: **003-254-909**
 View: _____
 Complex / Subdiv: **THE HARRINGTON**
 Services Connctd: **Electricity, Sanitary Sewer, Water**

Original Price: **\$624,000**
 Approx. Year Built: **1986**
 Age: **36**
 Zoning: **CD**
 Gross Taxes: **\$1,327.20**
 For Tax Year: **2021**
 Tax Inc. Utilities?: _____
 Tour: **Virtual Tour URL**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **R.I. Fireplaces:** Rain Screen: _____
 Fireplace Fuel: _____ Metered Water: _____
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

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

Legal: **STRATA LOT 22, PLAN NWS2364, DISTRICT LOT 4, 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 OR V, AS APPROPRIATE**

Amenities: **Elevator, In Suite Laundry, Tennis Court(s)**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): 957	Units in Development: 215	Tot Units in Strata: 215	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 26	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside Property Services LTD.	Mgmt. Co's #: 604-629-8760	
Finished Floor (Below): 0	Maint Fee: \$369.03	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 957 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age: _____ # of Pets: 2		Cats: Yes Dogs: No
Grand Total: 957 sq. ft.	# or % of Rentals Allowed: _____		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details: _____		
Crawl/Bsmt. Ht: _____			
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'6 x 5'5			x	1	Main	3	No
Main	Bedroom	9'7 x 17'1			x	2	Main	3	No
Main	Living Room	12'3 x 11'10			x	3			
Main	Dining Room	7'5 x 7'11			x	4			
Main	Kitchen	6'6 x 8'8			x	5			
Main	Den	9'10 x 8'10			x	6			
Main	Bedroom	8'1 x 8'7			x	7			
		x			x	8			

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