NEIGHBORHOOD HIGHLIGHTS

Elementary School

Stony Creek Community

High School

Burnaby Mountain Secondary

French Immersion

Sperling & Armstrong Elementaries

Cariboo Hill Secondary

WALK SCORE: 35

BIKE SCORE: 55

TRANSIT SCORE: 69

303-9149 SATURNA DRIVE

1 BED, 1 BATH, 743 SQ. FT.

Step into nature in the heart of Burnaby! TOP FLOOR 1 bed, 1 bath CORNER unit boasts 743 sq. ft. of bright, inviting living space. The highlight of this home is its private deck, offering treed views perfect for summer barbecues or quiet evenings. Enjoy the convenience of in-suite laundry & a fully updated kitchen. Experience the best of both worlds with a peaceful, park-like setting just a stone's throw from the bustling city. Walk to Lougheed Mall, SkyTrain, biking and hiking trails & more. Immerse yourself in the great outdoors without sacrificing the conveniences of city living. Amenities include 2 outdoor pools, a sauna, exercise center & party room. Perfect for INVESTORS or move in ready for someone who wants to call it their own.

$399,000

Keith Roy, PREC* | Taryn Lees | Greg Dent | Greg Andruff, PREC* | Sarah Hopkins

Keith Roy
AND ASSOCIATES
604.210.2933
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www.KeithRoy.com
Master
11 Years

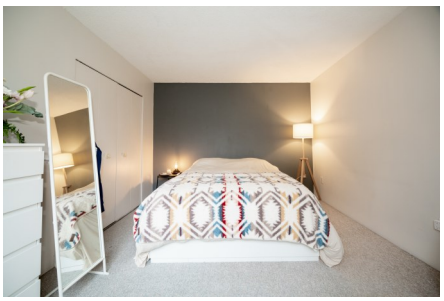
RE/MAX

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

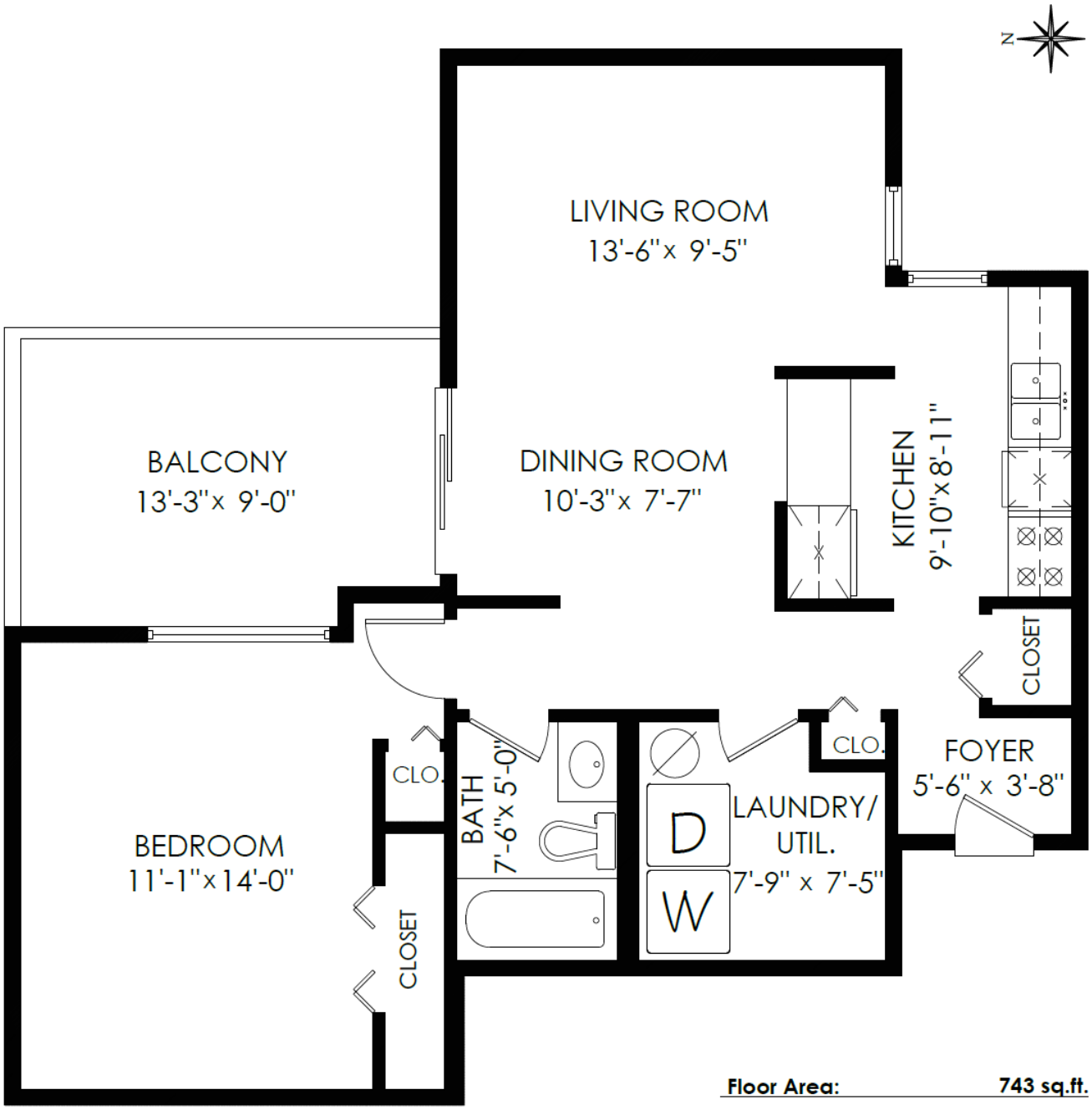
*Personal Real Estate Corporation

303-9149 SATURNA DRIVE

View additional photos & 3D Tour at www.KeithRoy.com



Keith Roy
AND ASSOCIATES



Floor Area:	**743 sq.ft.**
Balcony:	115 sq.ft.
Ceiling Height:	7'-11"

SCALE
0' 5'

MEASURED ON: (2023-02-06)

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:

Keith Roy PREC*

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Active

R2751693

Board: V

Apartment/Condo

303 9149 SATURNA DRIVE

Burnaby North

Simon Fraser Hills

V3J 7K1

Residential Attached

$399,000 (LP)

(SP)

Sold Date:		If new,GST/HST inc?:		Original Price:	**$415,000**
Meas. Type:	**Feet**	Bedrooms:	**1**	Approx. Year Built:	**1976**
Frontage(feet):		Bathrooms:	**1**	Age:	**47**
Frontage(metres):		Full Baths:	**1**	Zoning:	**RM1**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$1,014.11**
Sq. Footage:	**0.00**			For Tax Year:	**2022**
Flood Plain:		P.I.D.:	**001-603-060**	Tax Inc. Utilities?:	**No**
View:	**Yes :TREED VIEW**			Tour:	**Virtual Tour URL**
Complex / Subdiv:	**MOUNTAIN WOOD**				
First Nation					
Services Connctd:	**Community, Electricity, Water**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **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: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 148, PLAN NWS962, DISTRICT LOT 15/56/148, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 2757/1000000 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: **Club House, Exercise Centre, In Suite Laundry, Pool; Outdoor**

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

Finished Floor (Main):	**743**	
Finished Floor (Above):	**0**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**743**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**743**	**sq. ft.**

Suite: **None**
Basement:**None**
Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **5**

Units in Development: **282** Tot Units in Strata: **282** Locker: **No**
Exposure: Storeys in Building: **4**
Mgmt. Co's Name: **TRIBE PPTY MGMT** Mgmt. Co's #: **604-343-2601**
Maint Fee: **$432.81** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets: **2** Cats:**Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Foyer**	**5'6 x 3'8**
Main	**Kitchen**	**9'10 x 8'11**
Main	**Living Room**	**13'6 x 9'5**
Main	**Dining Room**	**10'3 x 7'7**
Main	**Bedroom**	**11'1 x 14'**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2			
3			
4			
5			
6			
7			
8			

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