



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Cascade Heights Elementary

High School

Moscrop Secondary

French Immersion—Early

Inman Elementary
Cascade Heights Elementary

French Immersion—Late & Secondary

Marlborough Elementary
Moscrop Secondary

WALK SCORE: 76

BIKE SCORE: 59

TRANSIT SCORE: 68

114-3770 MANOR STREET

1 BED, 1 BATH, 695 SQ. FT.

Welcome to this large 1 bed, 1 bath ground level condo nestled in a central location that boasts convenience and comfort. Enjoy entertaining your guests on the large private patio which backs on to more green space and provides private access to the unit as well as lots of space to plant your own garden. This complex is situated on a quiet street accessible to major routes and walking distance to transit, shops, parks, and an array of amenities, this condo offers the perfect blend of accessibility and tranquility. 1 parking (plus lots of visitor parking), 1 storage and 2 pets allowed.

\$499,900

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

114-3770 MANOR STREET

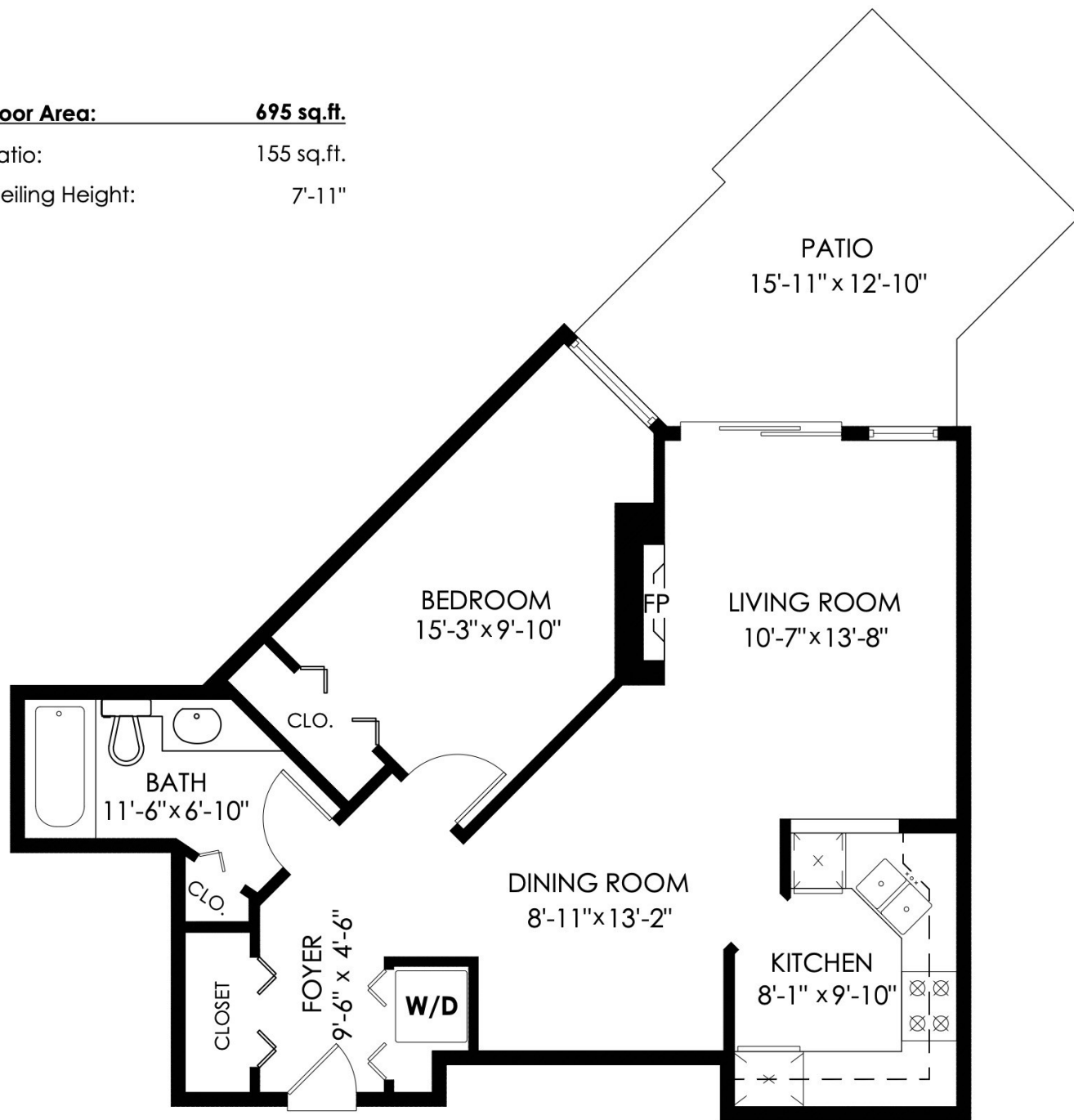
View additional photos & 3D Tour at www.KeithRoy.com



Floor Area: 695 sq.ft.

Patio: 155 sq.ft.

Ceiling Height: 7'-11"



MEASURED ON: (2023-09-11)

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*
 RE/MAX Select Realty
 Phone: 604-210-2933
 http://www.keithroy.com
 team@keithroy.com



Active
R2821125
 Board: V
 Apartment/Condo

114 3770 MANOR STREET
 Burnaby North
 Central BN
 V5G 4T5

Residential Attached
\$499,900 (LP)
 (SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$499,900**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1992**
 Frontage(feet): _____ Bathrooms: **1** Age: **31**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RM3**
 Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$1,215.20**
 Sq. Footage: **0.00** P.I.D.: **017-772-681** For Tax Year: **2022**
 Flood Plain: _____ View: **Yes : Treed, peek a boo mountain** Tax Inc. Utilities?: **No**
 Complex / Subdiv: **CASCADE WEST** Tour: **Virtual Tour URL**
 First Nation: _____
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____ Rain Screen: _____
 Fireplace Fuel: **Gas - Natural** Metered Water: _____
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: _____
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage Underbuilding, Visitor Parking**
 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: **Wall/Wall/Mixed**

Legal: **STRATA LOT 17, PLAN LMS367, DISTRICT LOT 69, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 5175-3050 1700-3763 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: **Bike Room, Elevator, In Suite Laundry**

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

Finished Floor (Main): 695	Units in Development: 60	Tot Units in Strata: 60	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Century 21	Mgmt. Co's #: 604-278-2121	
Finished Floor (Below): 0	Maint Fee: \$309.65	Council/Park Apprv?: Yes	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Water		
Finished Floor (Total): 695 sq. ft.			
Unfinished Floor: 0			
Grand Total: 695 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes

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

Restricted Age: _____
 # or % of Rentals Allowed: **100%**
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **No restrictions in bylaws**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'6 x 4'6			x	1	Main	4	No
Main	Kitchen	8'1 x 9'10			x	2			
Main	Dining Room	8'11 x 13'2			x	3			
Main	Living Room	10'7 x 13'8			x	4			
Main	Primary Bedroom	15'3 x 9'10			x	5			
					x	6			
					x	7			
					x	8			

604-210.2933
 team@keithroy.com
 www.KeithRoy.com

 Keith Roy PREC	 Taryn Lees	 Greg Dent	 Sarah Hopkins	 Greg Andruff PREC	 Emma Hamel
--------------------	----------------	---------------	-------------------	-----------------------	----------------