



## NEIGHBORHOOD HIGHLIGHTS

Elementary School

Cameron Elementary

High School

Burnaby Mountain Secondary

French Immersion

Seaforth/Armstrong Elementaries

Cariboo Hill Secondary

WALK SCORE: 64

TRANSIT SCORE: 83

# 216-9061 HORNE STREET

3 BED, 3 BATH, 2353 SQ. FT.

At 2,353SF this home feels like a house! This end unit is comfy & conveniently located close to Lougheed Town Centre. The chef-style kitchen has granite counter & stainless steel appliances. Other features include updated windows and doors, heated tiles, engineered hardwood floors, updated bathrooms, and much more. A bonus, large in-suite laundry & huge patio extends your space. Has 2 covered parking spots at your doorstep and is close to transit, schools, shopping, restaurants, highway access & SFU. This family oriented complex has a lovely garden courtyard with indoor swimming pool & sauna, trees and nature making it feel like a retreat. This is a well-maintained strata waiting for you!

**\$875,000**

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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**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

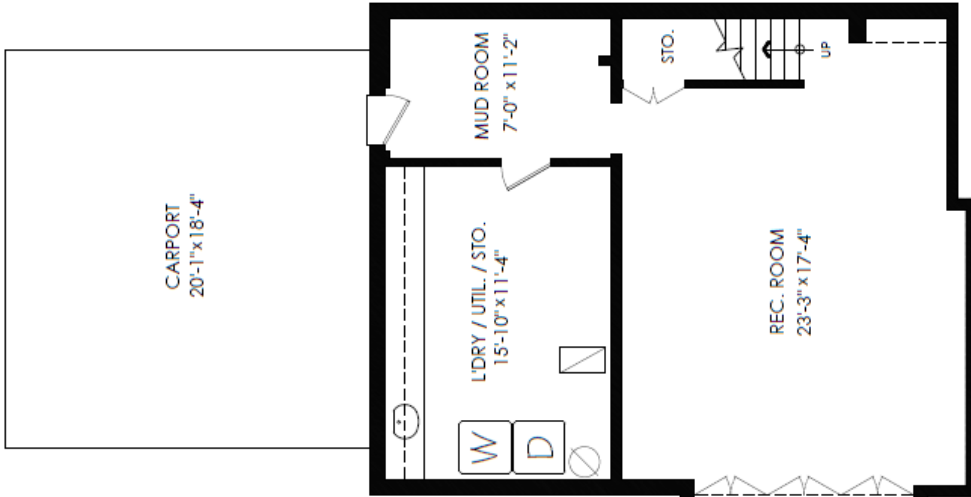
# 216-9061 HORNE STREET

View additional photos at [www.VancouverPropertyFinder.com](http://www.VancouverPropertyFinder.com)





Main Floor: 784 sq. ft.  
 Upper Floor: 785 sq. ft.  
 Lower Floor: 784 sq. ft.  
**Total: 2,353 sq. ft.**  
  
 Carport: 367 sq. ft.  
 Patio: 385 sq. ft.  
**Total Extras: 752 sq. ft.**



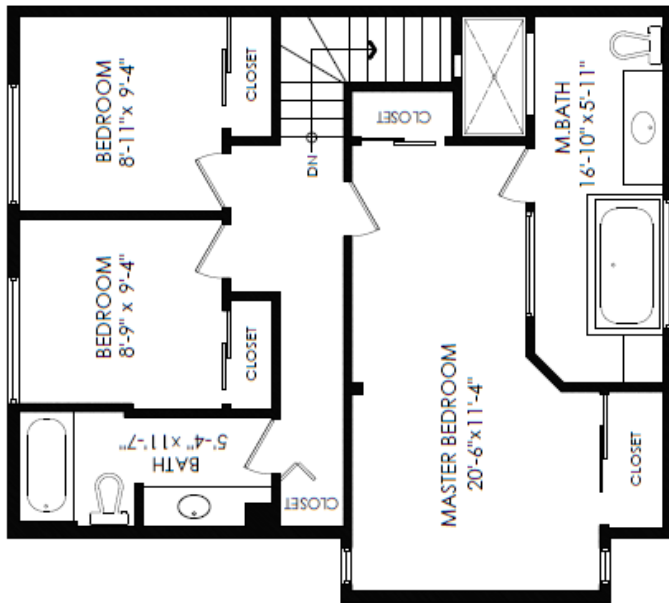
**Lower Floor Plan**

Floor Area: 784 sq. ft.  
 Ceiling Height: 7'-7"



**Main Floor Plan**

Floor Area: 784 sq. ft.  
 Ceiling Height: 7'-11"



**Upper Floor Plan**

Floor Area: 785 sq. ft.  
 Ceiling Height: 7'-11"

E&O Insured. Total square foot calculated to gross unit area. SOFT based on inferior 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** **216 9061 HORNE STREET** Residential Attached  
**R2572747** Burnaby North **\$875,000 (LP)**  
 Board: V Government Road (SP) **M**  
 Townhouse V3N 4L2



Sold Date: Frontage (feet): Original Price: **\$875,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1975**  
 Depth / Size (ft.): Bedrooms: **3** Age: **46**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,773.96**  
 Council Apprv?: Half Baths: **1** For Tax Year: **2020**  
 Exposure: Maint. Fee: **\$536.50** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **001-267-388**  
 Mgmt. Co's Name: **BAYSIDE** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-432-7774**  
 View: **No :**  
 Complex / Subdiv: **BRAEMAR GARDENS**  
 Services Connected: **Community, Electricity, Water**  
 Sewer Type: **City/Municipal**

|  |  |                                   |                                   |
|--|--|-----------------------------------|-----------------------------------|
| Style of Home: <b>3 Storey, End Unit</b>       | Total Parking: <b>2</b>                    | Covered Parking: <b>2</b>         | Parking Access: <b>Rear</b>       |
| Construction: <b>Frame - Wood</b>              | Parking: <b>Carport; Multiple</b>          | Locker: <b>N</b>                  | Dist. to School Bus: <b>CLOSE</b> |
| Exterior: <b>Mixed, Wood</b>                   | Dist. to Public Transit: <b>CLOSE</b>      | Dist. to School Bus: <b>CLOSE</b> | Total Units in Strata: <b>73</b>  |
| Foundation: <b>Concrete Perimeter</b>          | Units in Development: <b>73</b>            | Renovation Year: <b>No</b>        |                                   |
| Rain Screen: <b>No</b>                         | Title to Land: <b>Freehold Strata</b>      | R.I. Plumbing:                    |                                   |
| Renovations: <b>Completely</b>                 | Property Disc.: <b>Yes</b>                 | Metered Water:                    |                                   |
| Water Supply: <b>City/Municipal</b>            | Fixtures Leased: <b>No :</b>               | R.I. Fireplaces:                  |                                   |
| Fireplace Fuel: <b>None</b>                    | Fixtures Rmvd: <b>No :</b>                 | # of Fireplaces: <b>0</b>         |                                   |
| Fuel/Heating: <b>Forced Air, Natural Gas</b>   | Floor Finish: <b>Laminate, Mixed, Tile</b> |                                   |                                   |
| Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> |  |                                   |                                   |
| Type of Roof: <b>Torch-On</b>                  |  |                                   |                                   |

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **STRATA LOT 58, PLAN NWS300, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 3130/89065 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,**  
 Amenities: **In Suite Laundry, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Foyer          | 4'2 x 7'10   |       |      | x          |       |      | x          |
| Main  | Living Room    | 16'11 x 17'5 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 10'3 x 11'7  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 13'6 x 11'7  |       |      | x          |       |      | x          |
| Above | Master Bedroom | 20'6 x 11'4  |       |      | x          |       |      | x          |
| Above | Bedroom        | 8'9 x 9'4    |       |      | x          |       |      | x          |
| Above | Bedroom        | 8'11 x 9'4   |       |      | x          |       |      | x          |
| Below | Recreation     | 23'3 x 17'4  |       |      | x          |       |      | x          |
| Below | Mud Room       | 7' x 11'2    |       |      | x          |       |      | x          |
| Below | Laundry        | 15'10 x 11'4 |       |      | x          |       |      | x          |

|  |   |                         |                       |      |              |             |            |                |
|--|---|-------------------------|-----------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): <b>784</b>            | # of Rooms: <b>10</b>                             | # of Kitchens: <b>1</b> | # of Levels: <b>3</b> | Bath | Floor        | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above): <b>785</b>           | Crawl/Bsmt. Height:                               |                         |                       | 1    | <b>Main</b>  | <b>2</b>    | <b>No</b>  | Barn:          |
| Finished Floor (Below): <b>784</b>           | Restricted Age:                                   |                         |                       | 2    | <b>Above</b> | <b>4</b>    | <b>Yes</b> | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>          | # of Pets:  | Cats: <b>Yes</b>        | Dogs: <b>Yes</b>      | 3    | <b>Above</b> | <b>4</b>    | <b>No</b>  | Pool:          |
| Finished Floor (Total): <b>2,353 sq. ft.</b> | # or % of Rentals Allowed: <b>1</b>               |                         |                       | 4    |              |             |            | Garage Sz:     |
| Unfinished Floor: <b>0</b>                   | Bylaws: <b>Pets Allowed, Pets Allowed w/Rest.</b> |                         |                       | 5    |              |             |            | Grg Dr Ht:     |
| Grand Total: <b>2,353 sq. ft.</b>            | Basement: <b>None</b>                             |                         |                       | 6    |              |             |            |                |
|  |   |                         |                       | 7    |              |             |            |                |
|  |   |                         |                       | 8    |              |             |            |                |

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