



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Cascade Heights Elementary

High School

Moscrop Secondary

French Immersion

Inman / Cascade Heights Elementaries

Marlborough / Moscrop Secondaries

Walk Score: 64

Bike Score: 59

Transit Score: 69

318-3770 MANOR STREET

1 BED, 1 BATH, 717 SQ. FT.

TOP FLOOR large 1 bedroom unit in a centrally located, well maintained complex. Functional layout with an oversized living/dining area, walk-in closet to your cheater ensuite and a mountain & city view from the bedroom & balcony. Situated in a quiet residential area, this building is conveniently located close to BCIT, the New Brentwood Town Centre and Hwy1, plus it's walking distance to convenience stores, restaurants, parks and Rupert & Gilmore SkyTrain stations. Unit comes with one parking stall, visitor parking and one storage locker and in suite laundry! 2 pets allowed.

\$399,000

Keith Roy, PREC*

Jacob Lahti

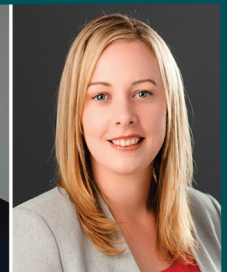
Greg Dent

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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.

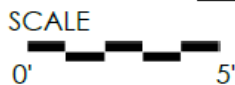
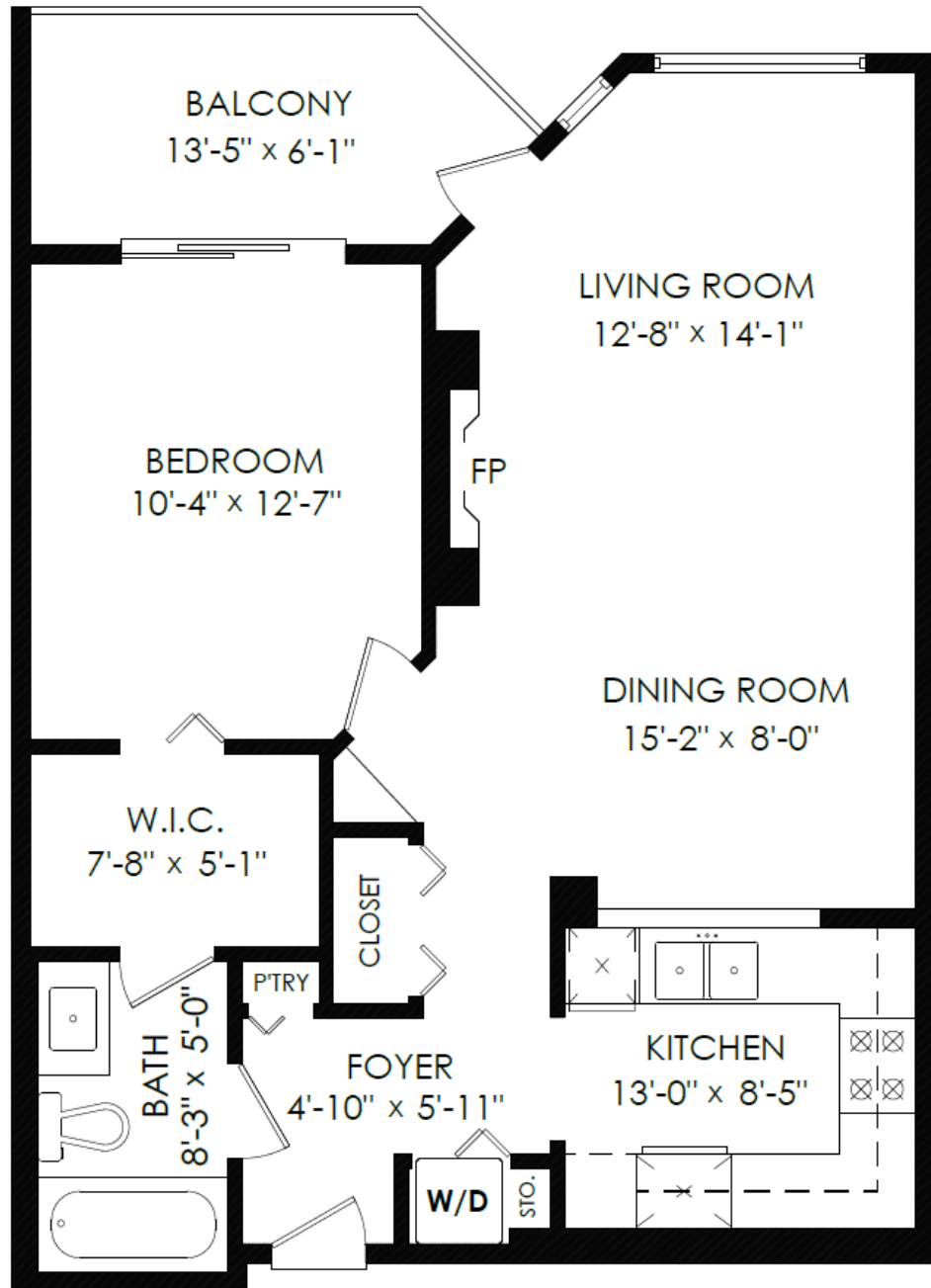
*Personal Real Estate Corporation

318-3770 MANOR STREET

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



Floor Area:	717 sq.ft.
Balcony:	73 sq.ft.
Ceiling Height:	8'-0"



MEASURED ON: (2021-10-23)

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 **318 3770 MANOR STREET** Residential Attached
R2628900 Burnaby North **\$399,000 (LP)**
 Board: V Central BN (SP) **M**
 Apartment/Condo V5G 4T5



Sold Date: If new, GST/HST inc?: Original Price: **\$399,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1991**
 Frontage(feet): Bathrooms: **1** Age: **30**
 Frontage(metres): Full Baths: **1** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,244.36**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: **No** P.I.D.: **017-773-105** Tax Inc. Utilities?:
 View: **Yes : Mountain & City** Tour: **Virtual Tour URL**
 Complex / Subdiv: **CASCADE WEST**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding, Visitor Parking**
 Exterior: **Vinyl** Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: **Partly** Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: **2018** Fixtures Leased: **No**
 Fireplace Fuel: **Gas - Natural** Rain Screen: **No** Fixtures Rmvd: **No**
 Fuel/Heating: **Baseboard, Natural Gas** Metered Water: R.I. Plumbing: Floor Finish: **Hardwood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Legal: STRATA LOT 59, 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, Treed**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 717	Units in Development: 60	Tot Units in Strata: 60	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Stores 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: \$270.19	Council/Park Apprv?: Yes	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 717 sq. ft.			
Unfinished Floor: 0			
Grand Total: 717 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 6#		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: 6 Rentals allowed.		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	4'10 x 5'11			x	1	Main	4	No
Main	Kitchen	13'10 x 8'5			x	2			
Main	Dining Room	15'2 x 8'0			x	3			
Main	Living Room	12'8 x 14'1			x	4			
Main	Bedroom	10'4 x 12'7			x	5			
Main	Walk-In Closet	7'8 x 5'1			x	6			
					x	7			
					x	8			

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