



Presented by:
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Active **R2242639** **605 9262 UNIVERSITY CRESCENT** Residential Attached
 Board: V Burnaby North **\$399,900 (LP)**
 Apartment/Condo Simon Fraser Univer. V5A 0A4 (SP)



Sold Date: Frontage (feet): Original Price: **\$399,900**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2006**
 Depth / Size (ft.): Bedrooms: **1** Age: **12**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,588.64**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$273.30** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **026-699-508**
 Tour:
 Mgmt. Co's Name: **Rancho Management**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: Partial Water, Mountain**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

| | | |
|--|--|---|
| Style of Home: Upper Unit Construction: Concrete Exterior: Concrete Foundation: Concrete Perimeter Rain Screen: Full Renovations: Partly Water Supply: City/Municipal Fireplace Fuel: Gas - Natural Fuel/Heating: Electric Outdoor Area: Balcony(s) Type of Roof: Other | Reno. Year: 2014 R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 0 | Total Parking: 1 Covered Parking: 1 Parking Access: Front Parking: Garage Underbuilding Locker: N Dist. to Public Transit: CLOSE Dist. to School Bus: CLOSE Units in Development: 175 Total Units in Strata: 88 Title to Land: Leasehold prepaid-Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: |
|--|--|---|

Maint Fee Inc: **Garbage Pickup, Hot Water, Management, Other, Recreation Facility, Snow removal**
 Legal: **PL BCS1893 LT 119 DL 31 LD 36. GROUP 1, & DL 102, 211 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, Club House, Elevator, Exercise Centre, In Suite Laundry, Wheelchair Access**

Site Influences: **Private Setting, Recreation Nearby**
 Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 14' x 12' | | | x | | | x |
| Main | Dining Room | 0' x 0' | | | x | | | x |
| Main | Kitchen | 12' x 10' | | | x | | | x |
| Main | Master Bedroom | 11'5 x 9'10 | | | x | | | x |
| Main | Den | 10' x 5'10 | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |
| | | | | | x | | | x |

| | | | |
|---|--|--|--|
| Finished Floor (Main): 660 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 660 sq. ft. Unfinished Floor: 0 Grand Total: 660 sq. ft. | # of Rooms: 5 # of Kitchens: 1 # of Levels: 1 Crawl/Bsmt. Height: Restricted Age: # of Pets: Cats: Y Dogs: Y # or % of Rentals Allowed: Bylaw Restrict: No Restrictions, Pets Allowed, Rentals Allowed Basement: None | Bath: 1 Floor: Main # of Pieces: 4 Ensuite?: No | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height: |
|---|--|--|--|

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

Well-run concrete building on top of the SFU hill. Well maintained 1 bedroom & den, can be easily converted into 2 bedrooms. Open layout kitchen with granite countertops and island, stainless steel appliances. Entertainment-style living & dining room overlooking a huge covered balcony with mountain and partial water views. Gas barbeque in the summer is allowed. 1 underground parking stall, free gym in the building. Minutes walk to all amenities at UniverCity. Easy to rent!