

Active
R2947601
 Board: V, Attached
 Apartment/Condo

3703 4458 BERESFORD STREET

Burnaby South
 Metrotown
 V5H 0J1

\$969,000 (LP)
 (SP)



Days on Market: **63** List Date: **11/25/2024** Seller's Acceptance Date:
 Orig. Price: **\$969,000** Expiry Date: **11/24/2025** Subject Removal Date:
 Prev. **\$0** Completion Date:
 Meas. Type: If new,GST/HST inc??: Approx. Year Built: **2021**
 Frontage (feet): Bedrooms: **2** Age: **4**
 Frontage (metres): Bathrooms: **2** Zoning: **CD**
 Depth/Size: Full Baths: **2** Gross Taxes: **\$2,771.06**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2024**
 Flood Plain: P.I.D.: **031-547-711** Tax Inc. Utilities?:
 View: **Yes : city, mountain** Tour:
 Complex / Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Renovations:
 #of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tile - Concrete**
 Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:
 Total Parking: Covered Parking: Parking Access:
 Parking: **Garage Underbuilding, Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 257, PLAN EPS7861, DISTRICT LOT 153, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V** Municipal Charges
 Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Storage, Concierge** Garbage:
 Site Influences: Water:
 Features: Dyking:
 Sewer:
 Other:

Finished Floor (Main): **808** Units in Development: Tot Units in Strata: Locker: **Yes**
 Finished Floor (Above): **0** Exposure: **West** Storeys in Building:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #:
 Finished Floor (Below): **0** Maint Fee: **\$500.52** Council/Park Apprv:
 Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Snow removal**
 Finished Floor (Total): **808sq. ft.** Bylaw Restrictions: **Pets Allowed, Rentals Allowed** # of Pets: Cats: **Yes** Dogs:
 Unfinished Floor: **0** Restricted Age:
 Grand Total: **808sq. ft.** # or % of Rentals Allowed:
 Suite: **None** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Basement: **None** Short Term Lse-Details:
 Crawl/Bsmt. Ht: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	11' x 10'			x	1	Main	4	Yes
Main	Dining Room	10' x 9'			x	2	Main	4	Yes
Main	Kitchen	10' x 9'			x	3			
Main	Primary Bedroom	11' x 10'			x	4			
Main	Bedroom	10' x 10'			x	5			
					x	6			
					x	7			
					x	8			

List Broker 1: **Luxmore Realty - OFC: 604-730-1111** List Broker 3:
 List Desig Agt 1: **Sarina Han PREC* - Phone: 778-882-0099** **sarina0099@gmail.com**
 List Broker 2: **Touchbase**
 List Desig Agt 2: **3** Call: **Sarina**
 Buyer's Broker 1: **3** Phone: **778-882-0099**
 Buyer's Agent 1: **2** 3:
 Owner: ****Privacy Protected** JIAOXING HUANG**
 Commission: **3.255% OF 1ST \$100K & 1.1625% ON BALANCE** Occupancy: **Tenant**

Realtor **Measurements taken from BC Assessment. All measurement are approx. Minimum 24 hour notice to show please. Parking P4-160, Locker**
 Remarks: **P4-03-7, Bike locker P1U-09-40. This property is now being rented for \$3,500/mon, month to month.**

This stunning 2-bedroom, 2-bathroom unit with air conditioning is located in the Sun Tower, offering an unbeatable location directly across from Metrotown Centre. Situated on the 37th floor, it boasts breathtaking views of both the mountains and the city. Everything you need is within walking distance, including a community center and library. Enjoy access to over 26,000 square feet of world-class amenities at the Solaris Club, which features a fully equipped gym, indoor swimming pool, hot tub, steam room/sauna, guest suite, and more. The property is currently tenanted, and a minimum of 24 hours' notice is required for viewings.