

Presented by:  
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Forest Glen BS, Burnaby South Residential Attached  
**# 2006 4505 HAZEL ST** **MLS # V699011** **Active**



List Price: **\$429,000**

Previous Price:                      Subdiv/Complex: **DYNASTY**  
 Original Price: **\$429,000**                      View: **Yes; MTN & CITY**  
 Frontage:                                      Postal Code: **V5H 4T1**                      Type: **Apartment Unit**  
 Depth/Size:                                      Approx Yr Blt: **1998**  
 Lot SqFt: **0**                                      Age at List Date **10**  
 Exposure: **NW**                                      Bedrooms: **2**                                      Zoning: **APT**  
 Stories in Bldg: **23**                                      Bathrooms: **2**                                      Taxes: **\$1,966 / 2007**  
 Flood Plain:                                      Full Baths: **2**                                      Gst Incl:  
 Meas. Type:                                      Half Baths: **0**                                      Apprvl Reqd:  
 Fixtures Lsd:                                      Occupancy: **Vacant**  
 Fixt Removed:                                      Tax Incl Utilities: **N**

Style of Home: **Corner Unit / Upper Unit**                      Total Parking: **1**                      Covered Parking: **1**  
 Construction: **Concrete**                      Parking Stall #: **#116(P2)**                      Parking Stall Owned:  
 Foundation: **Concrete Perimeter**                      Parking Access: **Side**                      Parking Facilities: **Garage; Underground**  
 Exterior: **Concrete / Mixed**                      Parking Facilities: **Garage; Underground**  
 Rain Screen:  
 Type of Roof: **Other**                      Dist to Public Trans: **CLOSE**                      Dist to School/Bus: **CLOSE**  
 Renovations:                      Reno Year:                      Units in Development: **96**                      Total Units in Strata: **96**  
 Flooring: **Wall/Wall/Mixed**                      Locker: **Yes**                      Locker #:  
 Water Supply: **City/Municipal**                      Possession:  
 Heat/Fuel: **Electric**                      Title to Land: **Freehold Strata**  
 No. of Fireplaces: **1**                      R/I Fireplaces:                      Seller's Interest: **Registered Owner**  
 Fireplace Fuel: **Gas - Natural**                      Mortgage Info: **0 -**  
 Outdoor Area: **Balcony(s)**                      Property Disclosure: **/ Yes**  
 Mngmt Co/Phone: **DORSET REALTY / 604-270-1711**                      Bylaw Restrictions: **Pets Not Allowed, Rentals Allowed w/Restrictions**  
 Mo. Maint Charge: **\$206.23**

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility**

Legal: **PL LMS3051 LT 87 DL 153 LD 37**                      PID: **023-989-351**  
 Amenities: **Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'						
Main F.	Kitchen	9' X 8'						
Main F.	Dining	11' X 9'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	11' X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>5</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>906</b>	Finished Levels: <b>1</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up: <b>0</b>	Basement Area: <b>None</b>	2 <b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down: <b>0</b>		3
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height:	4
Total Finished Floor Area: <b>906</b>	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>906</b>		8

Listing Broker(s): **(1) Sutton Group Killarney Realty**

**DYNASTY at central Metrotown. Well managed 23 storey concrete tower built by BOSA. Fabulous corner unit w/ panoramic view of the North Shore mountains & city. Short walking distance to Metrotown, skytrain, park, rec centre, & library. Ready to move in. Immediate possession possible.**