

Presented by:
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Simon Fraser Univer., Burnaby North Residential Attached
210 9262 UNIVERSITY CR **MLS # V683489** **Sold**



List Price: \$299,000	Sale Price: \$295,000	Days on Market: 45
Previous Price: \$312,000	Sale Date: 26-Feb-08	
Original Price: \$335,000	Subdiv/Complex: NOVO TWO	
Frontage:	View:	
Depth/Size:	Postal Code: V5A 0A4	Type: Apartment Unit
Lot SqFt: 0		Approx Yr Blt: 2006
Exposure:	Bedrooms: 2	Age at List Date: 2
Stories in Bldg: 10	Bathrooms: 1	Zoning: STRATA
Flood Plain:	Full Baths: 1	Taxes: \$1,621 / 2007
Meas. Type:	Half Baths: 0	Gst Incl:
Fixtures Lsd:		Apprvl Reqd:
Fixt Removed:		Occupancy: Owner
		Tax Incl Utilities: N

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Stall #: 98	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Lane	
Exterior: Concrete / Mixed	Parking Facilities: Garage; Underground	
Rain Screen:		
Type of Roof: Other	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations:	Units in Development: 88	Total Units in Strata:
Flooring:	Locker:	Locker #:
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Leasehold prepaid-Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
R/I Fireplaces:	Mortgage Info: 0 -	
Fireplace Fuel:		
Outdoor Area: Balcony(s)	Property Disclosure: / Yes	
Mngmt Co/Phone: RANCHO MGMT / 604-684-4508	Bylaw Restrictions: No Restrictions	
Mo. Maint Charge: \$189.00		

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

Legal: **PL BCS1893 LT 36 DL 31 LD 37 GROUP 1, & DL 102, 211.** PID: **026-698-676**
 Amenities: **Bike Room, Elevator, In Suite Laundry, Recreation Center**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Treed**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	14'6 X 10'6						
Main F.	Kitchen	8'6 X 8'4						
Main F.	Master Bedroom	13'6 X 9'10						
Main F.	Bedroom	10' X 8'						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms:
Finished Floor Area Main: 715	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 715	Restricted Age:	5
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 715		8

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

NOVO 2 at SFU. Open floor plan. Granite countertops, stainless steel appliances, master bdrm w/ large closet, designer color & laminate floor in living room, big balcony...Short walk to transit, university campus & shops.