

Presented by:  
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Middlegate BS, Burnaby South Residential Attached  
**704 7275 SALISBURY AV** **MLS # V572752** **Sold**



List Price: <b>\$209,000</b>	Sale Price: <b>\$202,500</b>	Days on Market: 84
	Sale Date: <b>18-Apr-06</b>	
Previous Price: <b>\$215,000</b>	Subdiv/Complex: <b>KINGSBURY</b>	
Original Price: <b>\$215,000</b>	View: <b>Yes; .</b>	
Frontage:	Postal Code: <b>V5E 4E1</b>	
Depth/Size:		Type: <b>Apartment Unit</b>
Lot SqFt: <b>0</b>		Approx Yr Bilt: <b>1982</b>
Exposure: <b>S</b>	Bedrooms: <b>2</b>	Age at List Date: <b>24</b>
Stories in Bldg: <b>14</b>	Bathrooms: <b>1</b>	Zoning: <b>APT</b>
Flood Plain:	Full Baths: <b>1</b>	Taxes: <b>\$1,119 / 2004</b>
Meas. Type: <b>Imperial</b>	Half Baths: <b>0</b>	Gst Incl:
Fixtures Lsd: <b>No</b>		Apprvl Reqd:
Fixt Removed:		Occupancy: <b>Owner</b>

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>
Construction: <b>Concrete</b>	Parking Stall #: <b>21</b>	Parking Stall Owned:
Foundation: <b>Concrete Perimeter</b>	Parking Access: <b>Lane</b>	
Exterior: <b>Concrete</b>	Parking Facilities: <b>Garage; Underground</b>	
Rain Screen:		
Type of Roof: <b>Tar &amp; Gravel</b>	Dist to Public Trans: <b>CLOSE</b>	Dist to School/Bus: <b>CLOSE</b>
Renovations:	Units in Development:	Total Units in Strata: <b>83</b>
Flooring: <b>Wall/Wall/Mixed</b>	Locker: <b>Yes</b>	Locker #: <b>TBA</b>
Water Supply: <b>City/Municipal</b>	Possession:	
Heat/Fuel: <b>Hot Water</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>0</b>	R/I Fireplaces:	Seller's Interest: <b>Registered Owner</b>
Fireplace Fuel: <b>None</b>		Mortgage Info: <b>0 -</b>
Outdoor Area: <b>Balcony(s)</b>		
Mngmt Co/Phone: <b>BAYWEST / 604-257-0325</b>	Property Disclosure: <b>/ Yes</b>	
Mo. Maint Charge: <b>\$193.67</b>	Bylaw Restrictions: <b>Rentals Allowed w/Restrictions, Pets Allowed w/Rest.</b>	

Maint Charge Incl: **Caretaker, Gardening, Gas, Heat, Hot Water, Management**

Legal: **PL NWS1543 LT 39 DL 95 LD 37 724/60078** PID: **001-825-615**  
 Amenities: **Bike Room, Elevator, Shared Laundry, Storage**  
 Features Incl: **Dishwasher, Refrigerator, Stove**

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

<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	15' X 12'						
Main F.	Dining	8' X 7'						
Main F.	Kitchen	8' X 9'						
Main F.	Master Bedroom	11' X 13'						
Main F.	Bedroom	10' X 11'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>5</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>780</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>0 Piece; Ensuite: N</b>
Finished Floor Area Down: <b>0</b>		3 <b>0 Piece; Ensuite: N</b>
Finished Floor Area Bsmt: <b>0</b>	Bsmt Height: <b>4</b>	
Total Finished Floor Area: <b>780</b>	Restricted Age: <b>5</b>	
	# Pets; Cats; Dogs: <b>6</b>	
Unfinished Floor Area: <b>0</b>	# or % Rentals: <b>7</b>	
Grand Total Floor Area: <b>780</b>		8

Listing Broker(s): **(1) Sutton-Centre Realty**

**South facing, spectacular view, two bedroom corner unit. Near all amenities, library. Walk to Skytrain, supermarket & school. Rental not allowed. Measurements are approximate, buyer to verify.**