

**R2482316**  
Apartment/Condo

**506 3755 BARTLETT COURT**  
Burnaby  
Sullivan Heights  
V3J 7G7

Residential Attached  
**\$379,000 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1976**  
 Bedrooms: **1** Age: **44**  
 Lot Area: Bathrooms: **1** Zoning: **CD**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,699.30**  
 Rear Yard: Half Baths: **0** For Tax Year: **2020**  
 Exp: Maint. Fee: **\$389.32** P.I.D.: **001-390-422**  
 Mgmt. Co's Name: **ASSOCIA BC**  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **Yes: Burnaby/Burke Mountain**  
 Complex / Subdiv: **The Oaks at TIMBERLEA**  
 Services Connected: **Electricity,Water**

Style of Home: **Corner Unit,End Unit**  
 Construction: **Concrete,Concrete Frame**  
 Exterior: **Brick,Concrete**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard,Hot Water**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage Underbuilding,Visitor Parking**  
 Locker: **Yes**  
 Dist. to Transit: Dist to School Bus:  
 Units in Development: **143** Total Units in Strata: **143**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased:  
 Fixtures Rmvd:  
 Floor Finish: **Laminate,Tile**

Maint Fee Inc: **Caretaker,Garbage Pickup,Heat,Hot Water,Management,Recreation Facility,Snow remo**  
 Legal: **STRATA LOT 24, PLAN NWS475, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRI**  
 Amenities: **Club House,Elev ator,Pool; Indoor,Recreation Center,Sauna/Steam Room,Shared Laundry**  
 Site Influences: **Central Location,Cul-de-Sac,Golf Course Nearby,Private Setting,Recreation Nearby,Shopping Nearby**  
 Features: **Drapes/Window Coverings,Intercom,Microwav e,Refrigerator,Smoke Alarm,Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 5'8			x			x
Main	Kitchen	9'8 x 7'5			x			x
Main	Living Room	22'0 x 11'6			x			x
Main	Bedroom	12'5 x 9'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>726</b>	# of Rooms: <b>4</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	Main	3	No
Finished Floor (Below):	<b>0</b>	Restricted Age:	2			
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b> Cats: <b>Yes</b> Dogs: <b>No</b>	3			
Finished Floor (Total):	<b>726 sq. ft.</b>	# or % of Rentals Allowed:	4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Not Allowed</b>	5			
Grand Total:	<b>726 sq. ft.</b>	Basement: <b>None</b>	6			
			7			
			8			

Listing Broker(s): **Team 3000 Realty Ltd.**

**Great LOCATION! Steps away from Lougheed Mall and Lougheed Skytrain Station. Very well kept 1 bedroom unit with a large and bright dining/living room, huge bedroom with 2 closets. Enjoy your coffee on a spacious, wrap around NORTH-EAST FACING BALCONY. Well maintained concrete tower with resort-like amenities: Indoor Swimming Pool, Hot Tub, Sauna, Workshop, Gym, Social room. This unit comes with 1 covered parking stall & a locker. Maintenance fee includes HEAT, HOT WATER & ELECTRICITY. Great value, book your private showings today!**

