

R2506961
Apartment/Condo

202 3420 BELL AVENUE
Burnaby
Sullivan Heights
V3J 1M7

Residential Attached
\$399,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1981**
 Bedrooms: **1** Age: **39**
 Lot Area: Bathrooms: **1** Zoning: **MF**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,116.53**
 Rear Yard: Half Baths: **0** For Tax Year: **2020**
 Exp: Maint. Fee: **\$282.31** P.I.D.: **003-167-747**
 Mgmt. Co's Name: **Westcoast Property Management**
 Mgmt. Co's Phone: **604-914-2135**
 View:
 Complex / Subdiv: **Bell Park Terrace**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Inside Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **None**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Locker: **Yes**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **54**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **PL NWS1943 LT 20 DL 4 LD 36**
 Amenities: **Elevator**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 9'10			x			x
Main	Kitchen	9'5 x 9'0			x			x
Main	Dining Room	13'6 x 9'1			x			x
Main	Bedroom	15'10 x 10'4			x			x
Main	Walk-In Closet	6'11 x 3'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	732	# of Rooms: 5 # of Kitchens: 1 # of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	Yes
Finished Floor (Below):	0	Restricted Age:	2			No
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3			No
Finished Floor (Total):	732 sq. ft.	# or % of Rentals Allowed:	4			No
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed	5			No
Grand Total:	732 sq. ft.	Basement: None	6			No
			7			No
			8			No

Listing Broker(s): **RE/MAX Treeland Realty**

First Time Buyers or Investors, this spacious 1 bed unit is perfect for you. Has had recent update to kitchen and bath, including new fridge, dishwasher. Large covered patio that faces Bell Park. Talk about being centrally located, you are within walking distance to Lougheed Mall, restaurants, Skytrain Stations, Cameron Park Recreation Complex, Burnaby Mountain Walking Trails and easy access to Hwy #1. SFU is located nearby. Pets and rentals are allowed.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates *Personal Real Estate Corporation*.