509 9867 MANCHESTER DRIVE BURNABY

Cariboo, V3N 4P6

	Cariboo, V3N 4P6					\$545,000 (
Depth/Size (ft):	0.0	Bedrooms:	2	Approx. Year Built:	: 1982	2	
Frontage (ft):		Bathrooms:	1	Age:	42		
Lot Area:		Full Baths:	1	Zoning:	RM3	3	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,3	60.77	
Rear Yard Exp:		Maint. Fee:	440.43	For Tax Year:	2023	3	
View:	No			P.I.D.:	001-	807-811	
Style of Home:	End Unit,Upper Unit		Parking:	Total: 2 - Covered: 1	1		
Construction:	Log		Covered Parking:	1			
Exterior:	Mixed		Parking Access:	Front			
oundation:			Parking:	Garage; Undergrou	nd,Visitor Parki	ng	
Rain Screen:			Locker:	Yes			
Renovations:	Partly		Units in Dev:				
f of Fireplaces:	0 - Fuel: None		Distance to:				
Water Supply:	City/Municipal		Title to Land:	Freehold Strata			
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes			
Outdoor Area:	Balcony(s)		PAD Rental:				
Type of Roof:	Tar & Gravel		Fixtures Leased:	No			
Floor Finish:	Laminate,Mixed		Fixtures Rmvd:	No			
Mgmt. Company:	No BARCLAY WOODS						
Mgmt. Company: Complex / Subdiv:		s,Storm Sewer,Water					
Mgmt. Company: Complex / Subdiv: Services Connected:	BARCLAY WOODS Electricity,Natural Ga: STRATA LOT 249, PL	s,Storm Sewer,Water AN NWS1459, DISTRICT LOT 2, G Y IN PROPORTION TO THE UNIT				AN INTEREST IN	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	BARCLAY WOODS Electricity,Natural Ga: STRATA LOT 249, PL COMMON PROPERT	AN NWS1459, DISTRICT LOT 2, G	ENTITLEMENT OF THE STR			AN INTEREST IN	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	BARCLAY WOODS Electricity,Natural Ga: STRATA LOT 249, PL COMMON PROPERT Elevator,Exercise Cer Central Location,Sho Dishwasher,Refrigera Pets Allowed w/Rest. TRG The Residential	AN NWS1459, DISTRICT LOT 2, G Y IN PROPORTION TO THE UNIT ntre,Garden,Sauna/Steam Room,Sh pping Nearby tor,Stove Group Realty, TRG The Residential Dimensions	ENTITLEMENT OF THE STR ared Laundry Group Realty	RATA LOT AS SHOWN ON	FORM 1		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	BARCLAY WOODS Electricity,Natural Ga: STRATA LOT 249, PL COMMON PROPERT Elevator,Exercise Cer Central Location,Sho Dishwasher,Refrigera Pets Allowed w/Rest. TRG The Residential Type Living Room	AN NWS1459, DISTRICT LOT 2, G Y IN PROPORTION TO THE UNIT ntre,Garden,Sauna/Steam Room,Sh pping Nearby tor,Stove Group Realty, TRG The Residential Dimensions 12'7 x 11'9	ENTITLEMENT OF THE STR ared Laundry Group Realty	RATA LOT AS SHOWN ON	FORM 1		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	BARCLAY WOODS Electricity,Natural Gas STRATA LOT 249, PL COMMON PROPERT Elevator,Exercise Cer Central Location,Sho Dishwasher,Refrigera Pets Allowed w/Rest. TRG The Residential Type Living Room Bedroom	AN NWS1459, DISTRICT LOT 2, G Y IN PROPORTION TO THE UNIT httre,Garden,Sauna/Steam Room,Sh pping Nearby ttor,Stove Group Realty, TRG The Residential Dimensions 12'7 x 11'9 11'5 x 10'1	ENTITLEMENT OF THE STR ared Laundry Group Realty	RATA LOT AS SHOWN ON	FORM 1		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	BARCLAY WOODS Electricity,Natural Gas STRATA LOT 249, PL COMMON PROPERT Elevator,Exercise Cer Central Location,Sho Dishwasher,Refrigera Pets Allowed w/Rest. TRG The Residential Type Living Room Bedroom Primary Bedroom	AN NWS1459, DISTRICT LOT 2, G Y IN PROPORTION TO THE UNIT httre,Garden,Sauna/Steam Room,Sh pping Nearby tor,Stove Group Realty, TRG The Residential Dimensions 12'7 x 11'9 11'5 x 10'1 11'6 x 13'8	ENTITLEMENT OF THE STR ared Laundry Group Realty	RATA LOT AS SHOWN ON	FORM 1		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	BARCLAY WOODS Electricity,Natural Ga: STRATA LOT 249, PL COMMON PROPERT Elevator,Exercise Cer Central Location,Sho Dishwasher,Refrigera Pets Allowed w/Rest. TRG The Residential Type Living Room Bedroom Primary Bedroom Foyer	AN NWS1459, DISTRICT LOT 2, G Y IN PROPORTION TO THE UNIT http:,Garden,Sauna/Steam Room,Sh pping Nearby tor,Stove Group Realty, TRG The Residential Dimensions 12'7 x 11'9 11'5 x 10'1 11'6 x 13'8 8'5 x 3'9	ENTITLEMENT OF THE STR ared Laundry Group Realty	RATA LOT AS SHOWN ON	FORM 1		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	BARCLAY WOODS Electricity,Natural Ga: STRATA LOT 249, PL COMMON PROPERT Elevator,Exercise Cer Central Location,Sho Dishwasher,Refrigera Pets Allowed w/Rest. TRG The Residential Type Living Room Bedroom Primary Bedroom Foyer Dining Room Kitchen	AN NWS1459, DISTRICT LOT 2, G 'Y IN PROPORTION TO THE UNIT httre,Garden,Sauna/Steam Room,Sh pping Nearby tor,Stove Group Realty, TRG The Residential Dimensions 12'7 × 11'9 11'5 × 10'1 11'6 × 13'8 8'5 × 3'9 12'7 × 8'9 7'8 × 7'1	ENTITLÉMENT OF THE STR ared Laundry Group Realty Floor	Type	Dimen	isions	
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View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: Grand Total:	BARCLAY WOODS Electricity,Natural Ga: STRATA LOT 249, PL COMMON PROPERT Elevator,Exercise Cer Central Location,Sho Dishwasher,Refrigera Pets Allowed w/Rest. TRG The Residential Type Living Room Bedroom Primary Bedroom Foyer Dining Room Kitchen 820 sqft 0 sqft 0 sqft 0 sqft 0 sqft	AN NWS1459, DISTRICT LOT 2, G Y IN PROPORTION TO THE UNIT httre,Garden,Sauna/Steam Room,Sh pping Nearby tor,Stove Group Realty, TRG The Residential Dimensions 12'7 x 11'9 11'5 x 10'1 11'6 x 13'8 8'5 x 3'9 12'7 x 8'9 7'8 x 7'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	ENTITLÉMENT OF THE STR ared Laundry Group Realty Floor 6 1 1	Type Bathroom Floor	Dimen	Isions	

Welcome to Barclay Woods, centrally located, steps to Lougheed Shopping and Lougheed Town Centre Skytrain Stop. Featuring 820 sq ft with a very functional floor plan. Two spacious bedrooms, one bath and an updated kitchen make this space perfect for entertaining. Great amenities including a gym & outdoor playground. No rental restrictions paired with a perfect location make this unit a fantastic investment opportunity. Please call to book your private showing

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Residential Attached \$545,000 (LP)