R2882738 Townhouse

3274 GANYMEDE DRIVE BURNABY

Simon Fraser Hills, V3J 1A4

Residential Attached \$839,800 (LP)

Depth/Size (ft):		Bedrooms:	3	Approx. Year Bui	lt: 1971	
Frontage (ft):		Bathrooms:	2	Age:	53	
Lot Area:		Full Baths:	2	Zoning:	TWH	ISE
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,79	90.42
Rear Yard Exp:		Maint. Fee:	300.00	For Tax Year:	2023	1
View:				P.I.D.:	001-	078-712
Style of Home:	3 Storey		Parking:	Total: 1 - Covered:	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Glass,Mixed		Parking Access:	Side		
oundation:			Parking:	Open		
Rain Screen:			Locker:	No		
Renovations:	Completely		Units in Dev:	190 - Total Units ir	n Strata: 190	
t of Fireplaces:	0 - Fuel:		Distance to:			
Nater Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Forced Air		Property Disc:	No		
Dutdoor Area:	Fenced Yard, Patio(s) 8	& Deck(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate, Tile, Carpet		Fixtures Rmvd:	No		
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Mgmt. Company:	Tribe Management - 6					
Mgmt. Company: Complex / Subdiv:	SIMON FRASER VILL	AGE				
Mgmt. Company: Complex / Subdiv:	SIMON FRASER VILL Community,Electricity,I	AGE Natural Gas				
Mgmt. Company: Complex / Subdiv: Services Connected:	SIMON FRASER VILL Community,Electricity,I STRATA LOT 47, PLAI	AGE				
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WELCOME TO SIMON FRASER VILLAGE! FULLY RENOVATED 3 BEDROOM 2 BATHROOM TOWNHOUSE. The kitchen has a combination of the white cabinets, quartz backsplash & countertops with Samsung stainless steel appliances creating a sleek & modern aesthetic. Having an open concept living room & dining room with new laminate floors which leads to a fully fenced private yard is perfect for both entertaining & enjoying some outdoor space. The upper level has new carpet throughout, a large primary bedroom with walk-in closet, 2 additional bedrooms & 4 piece bathroom. Large family/recreation room on the lower level along with a 3 piece bathroom & gorgeous laundry room with plenty of storage, adds both functionality and charm to this home. BONUS new furnace, HWT & windows.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.