



Presented by:  
**Margaret Leung**

RE/MAX Real Estate Services  
Phone: 604-263-2823  
<http://www.margaretleungrealty.com>  
mleun22@telus.net



**Active**  
**R3045726**  
Board: V  
Apartment/Condo

**116 3770 MANOR STREET**

Burnaby North  
Central BN  
V5G 4T5

Residential Attached

**\$649,000** (LP)

(SP)



|                                                                          |                                     |                                  |
|--------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                               | If new,GST/HST inc?:                | Original Price: <b>\$649,000</b> |
| Meas. Type: <b>Feet</b>                                                  | Bedrooms: <b>2</b>                  | Approx. Year Built: <b>1992</b>  |
| Frontage(feet):                                                          | Bathrooms: <b>2</b>                 | Age: <b>33</b>                   |
| Frontage(metres):                                                        | Full Baths: <b>2</b>                | Zoning: <b>RM3</b>               |
| Depth / Size (ft.):                                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,974.49</b>   |
| Sq. Footage: <b>0.00</b>                                                 |                                     | For Tax Year: <b>2025</b>        |
| Flood Plain:                                                             | P.I.D.: <b>017-772-702</b>          | Tax Inc. Utilities?: <b>No</b>   |
| View: <b>:</b>                                                           |                                     | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv: <b>CASCADE WEST</b>                                    |                                     |                                  |
| First Nation                                                             |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type: <b>City/Municipal</b>                                        | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **1 Storey, Ground Level Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2017**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 19, PLAN LMS367, DISTRICT LOT 69, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

|                                            |                                                                                         |                                   |                                   |
|--------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|
| Finished Floor (Main): <b>953</b>          | Units in Development: <b>60</b>                                                         | Tot Units in Strata: <b>60</b>    | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>           | Exposure: <b>East</b>                                                                   | Storeys in Building: <b>4</b>     |                                   |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name: <b>Dwell Property Management</b>                                       | Mgmt. Co's #: <b>604-821-2999</b> |                                   |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$492.23</b>                                                              | Council/Park Apprv?:              |                                   |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer</b> |                                   |                                   |
| Finished Floor (Total): <b>953 sq. ft.</b> |                                                                                         |                                   |                                   |
| Unfinished Floor: <b>0</b>                 |                                                                                         |                                   |                                   |
| Grand Total: <b>953 sq. ft.</b>            | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>                       |                                   |                                   |
| Suite:                                     | Restricted Age:                                                                         | # of Pets: <b>2</b>               | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Basement: <b>None</b>                      | # or % of Rentals Allowed:                                                              |                                   |                                   |
| Crawl/Bsmt. Ht:                            | Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>                                                |                                   |                                   |
| # of Kitchens: <b>1</b>                    | Short Term Lse-Details:                                                                 |                                   |                                   |
| # of Levels: <b>1</b>                      |                                                                                         |                                   |                                   |
| # of Rooms: <b>6</b>                       |                                                                                         |                                   |                                   |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 12'9 x 15'2 |       |      | x          | 1    | Main  | 4           | No       |
| Main  | Dining Room     | 9'8 x 13'1  |       |      | x          | 2    | Main  | 3           | Yes      |
| Main  | Kitchen         | 8'1 x 10'1  |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 16' x 12'4  |       |      | x          | 4    |       |             |          |
| Main  | Bedroom         | 12'6 x 9'2  |       |      | x          | 5    |       |             |          |
| Main  | Walk-In Closet  | 7'10 x 5'9  |       |      | x          | 6    |       |             |          |
|       |                 | x           |       |      | x          | 7    |       |             |          |
|       |                 | x           |       |      | x          | 8    |       |             |          |

Listing Broker(s): **RE/MAX Real Estate Services**

**Gorgeous 2 bedroom 2 bathroom ground level unit with expansive garden patio. Beautifully renovated in 2017. Open concept floor plan features an updated kitchen with white high gloss upper cabinets, walnut toned lower cabinets, quartz countertops with eating bar, stainless appliances, overlooking the spacious living room with a cozy gas fireplace. The primary bedroom includes a walk-in closet. Renovated bathrooms include Nu heat floor, updated cabinets, counters and tiled flooring. Insuite laundry. This quiet home comes with 1 parking and a storage locker. The generous layout is perfect for families, pet owners, and gardening enthusiasts. Ideally located near transit, Broadway Park, Downtown, BCIT, Metrotown etc. Building is well maintained. You will love it !!**