

**RE/MAX**

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2BEDS



2BATHS



1118 SQ. FT.

**\$649,000**



**Muzda Stenner**

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**RE/MAX CREST REALTY**  
3215 MACDONALD ST., VANCOUVER, BC V6L 2N2

**\$649,000**  
**#53-9101 Forest Grove Drive**  
**Burnaby North**

**Presented by Muzda Stenner**  
**of RE/MAX CREST REALTY**





Your search for the perfect family home ends here! This beautifully renovated and meticulously kept, south facing, end unit townhome comes with a large private walk out patio. Private nature views are yours from both levels of this captivating Top Floor, 2 Bdrm, 2 Ba townhome. The unit is perfectly laid out for small family with good size rooms. "Rossmoor" has been completely updated in 2020 with brand new hardy plank siding, all vinyl windows and sliding doors, soffits, gutters, and new exterior fresh paints. Newer roof and deck membrane replaced in 2011. The kids will love the summertime fun in the pool. With easy access to Skytrain, SFU, Costco and Hwy 1 plus surrounded by parks and recreation, this is a 10! Pet friendly too. First showing Wednesday July 14, 5-6:30pm. Open house Sat/Sun.

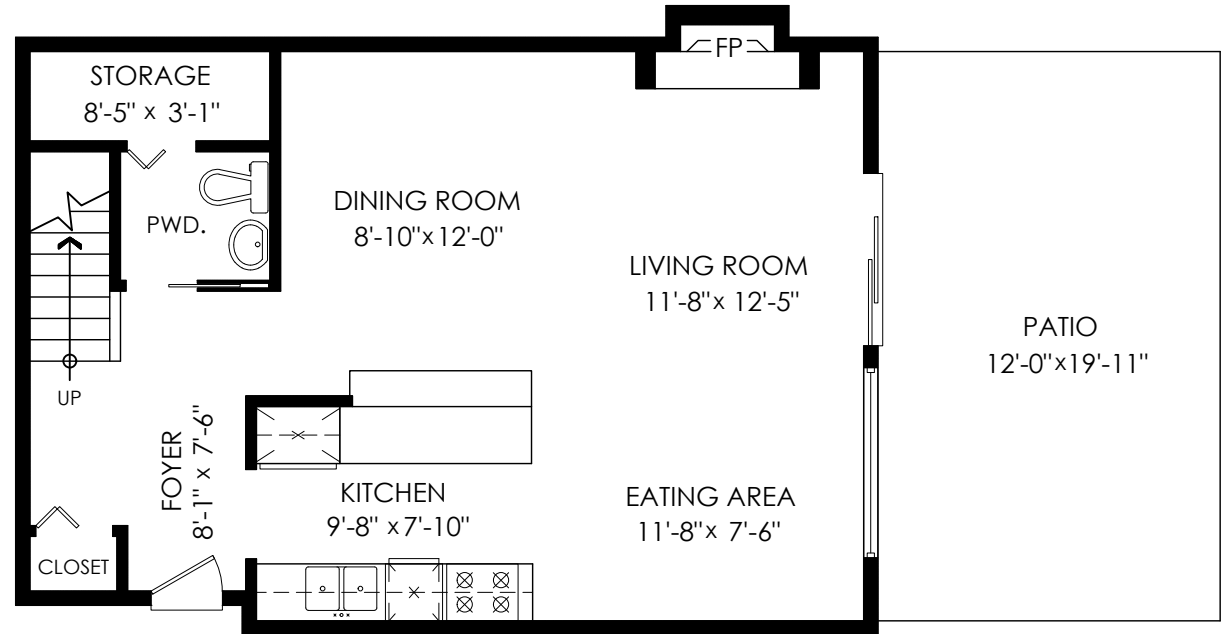
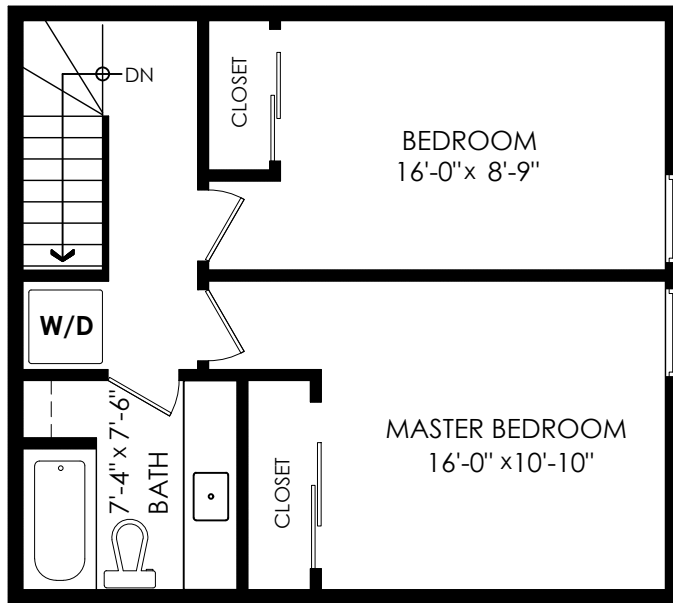
**RE/MAX**<sup>®</sup>







Main Floor:	625 sq.ft.
Upper Floor:	493 sq.ft.
<b>Total Livable:</b>	<b>1,118 sq.ft.</b>
Patio:	240 sq.ft.

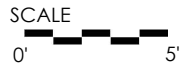


**Upper Floor Plan**

Floor Area: 493 sq.ft.  
Ceiling Height: 8'

**Main Floor Plan**

Floor Area: 625 sq.ft.  
Ceiling Height: 7'-10"





Presented by:

# Muzda Stenner PREC\*

RE/MAX Crest Realty  
Phone: 778-240-3718  
https://www.ubchomes.ca  
muzdasstenner@gmail.com



**Active**  
**R2603492**

Board: V  
Townhouse

## 53 9101 FOREST GROVE DRIVE

Burnaby North  
Forest Hills BN  
V5A 3Z5

Residential Attached

**\$699,999** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$699,999</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1981</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>40</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MFD</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$1,566.10</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>001-829-360</b>	For Tax Year: <b>2020</b>
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>ROSSMOOR</b>	Services Connctd: <b>Electricity, Natural Gas, Storm Sewer, Water</b>	Tour: <b>Virtual Tour URL</b>
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **End Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Add. Parking Avail., Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 30, PLAN NWS1546, DISTRICT LOT 15/100, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 953/61718 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: **In Suite Laundry, Pool; Outdoor, Storage**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main):	<b>625</b>
Finished Floor (Above):	<b>493</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,118 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,118 sq. ft.</b>

Units in Development: <b>55</b>	Tot Units in Strata: <b>55</b>	Locker:
Exposure:	Storesys in Building:	
Mgmt. Co's Name: <b>Bayside Property</b>	Mgmt. Co's #: <b>604-431-7774</b>	
Maint Fee: <b>\$346.72</b>	Council/Park Apprv?:	
Maint Fee Includes: <b>Garbage Pickup, Management, Recreation Facility</b>		

Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>	# of Pets:	Cats:	Dogs:
Restricted Age:			
# or % of Rentals Allowed:			
Short Term(<1yr)Rnt/Lse Alwd?:			
Short Term Lse-Details:			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'8 x 12'5			x	1	Main	2	No
Main	Kitchen	9'8 x 7'10			x	2	Above	4	No
Main	Foyer	8'1 x 7'6			x	3			
Main	Dining Room	8'10 x 12'			x	4			
Main	Storage	8'5 x 3'1			x	5			
Main	Eating Area	11'8 x 7'6			x	6			
Above	Master Bedroom	16' x 10'10			x	7			
Above	Bedroom	16' x 8'9			x	8			

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

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