



Presented by:
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Active
R2609996
 Board: V
 Apartment/Condo

209 3399 NOEL DRIVE

Burnaby North
 Sullivan Heights
 V3J 0G8

Residential Attached

\$660,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$660,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: CD RM2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,851.31
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 030-196-744	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Stone**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 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, Other**

Legal: **STRATA LOT 67, PLAN EPS4445, DISTRICT LOT 6, 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, Exercise Centre, In Suite Laundry, Storage**

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

Finished Floor (Main): 810	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$323.21	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility		
Finished Floor (Total): 810 sq. ft.			
Unfinished Floor: 0			
Grand Total: 810 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
Floor	Type	Dimensions	Bath
Main	Living Room	12' x 11'3	1
Main	Kitchen	11'8 x 9'10	2
Main	Dining Room	10'5 x 11'8	3
Main	Master Bedroom	10'7 x 9'6	4
Main	Bedroom	9'10 x 8'10	5
			6
			7
			8

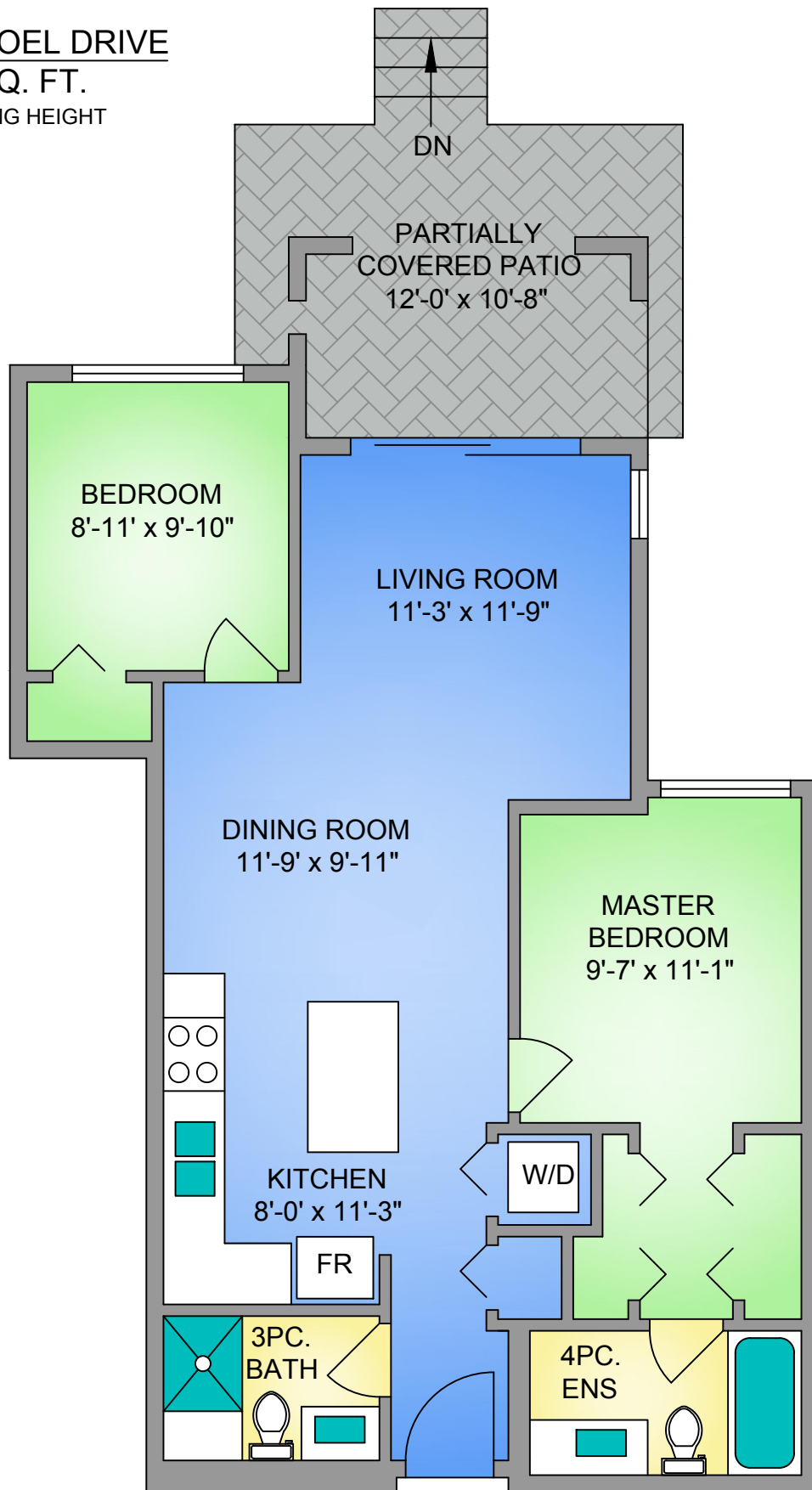
Listing Broker(s): **RE/MAX Crest Realty**

Welcome to CAMERON, built by Ledingham McAllister in 2017. These creekside located four story residences, city homes and townhomes are located in North Burnaby and are surrounded by convenient amenities such as Lougheed Mall, restaurants, schools and a quick transit to SFU. Beautiful 2 bdrm 2 bath with a stunning and spacious open concept kitchen, 9 ft ceilings and large windows to allow in maximum natural light. Includes a private fenced yard which is perfect for family/friend gatherings. Comes with 1 parking stall and 1 storage locker. Book a showing now to view this alluring unit.

209-3399 NOEL DRIVE

812 SQ. FT.

9'-0" CEILING HEIGHT



MUZDA STENNER

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209-3399 NOEL DRIVE

AUGUST 12, 2021

PREPARED FOR THE EXCLUSIVE USE OF MUZDA STENNER.
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	TOTAL	AREA (SQ. FT.)	
		FINISHED	DECK / PATIO
MAIN	812	812	156
TOTAL	812	812	156