

# #1005 7368 Sandborne Avenue, Burnaby

\$728,000



Welcome to Mayfair Place at the prestigious award winning **City-In-The-Park Community**. Your BRIGHT Southwest facing RENOVATED 2 Bedroom 2 bathroom offers 9' ceilings, cozy gas fireplace, a work area, balcony & beautiful panoramic views of the city & mountains. Recent updates include laminate flooring, light fixtures, designer paint, window blinds, stone countertops, stainless steel kitchen appliances & a full size washer/dryer. Mayfair Place offers resort style amenities including indoor pool, hot tub, sauna, gym, theater, library, games room and a beautiful rose garden. Ideal location within 5 min walking distance to Skytrain & next to Byrne Creek Ravine Park with hiking and bike trails. 1 parking stall & locker included.

## KEY INFORMATION

ADDRESS: #1005 7368 Sandborne Avenue, Burnaby

PRICE: \$728,000

AREA: South Slope

TYPE: 2 Bedroom + 2 Bath + Balcony

SQ FT: 847 SF\*

YEAR BUILT: 2002

TAX: \$1,821.71 (2023)

STRATA FEES: \$464.75

## FEATURES

VIEWS: City and Mountains

PARKING: P1-153

LOCKER: Underground (P2-3-66)

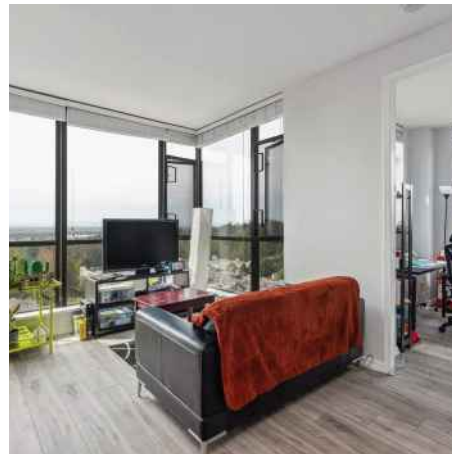
PETS: 2 Pets

RENTAL: No Airbnb

ELEMENTARY: Taylor Park Elementary

HIGH SCHOOL: Byrne Creek Secondary

\*Strata Plan Shows 841 SF



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**





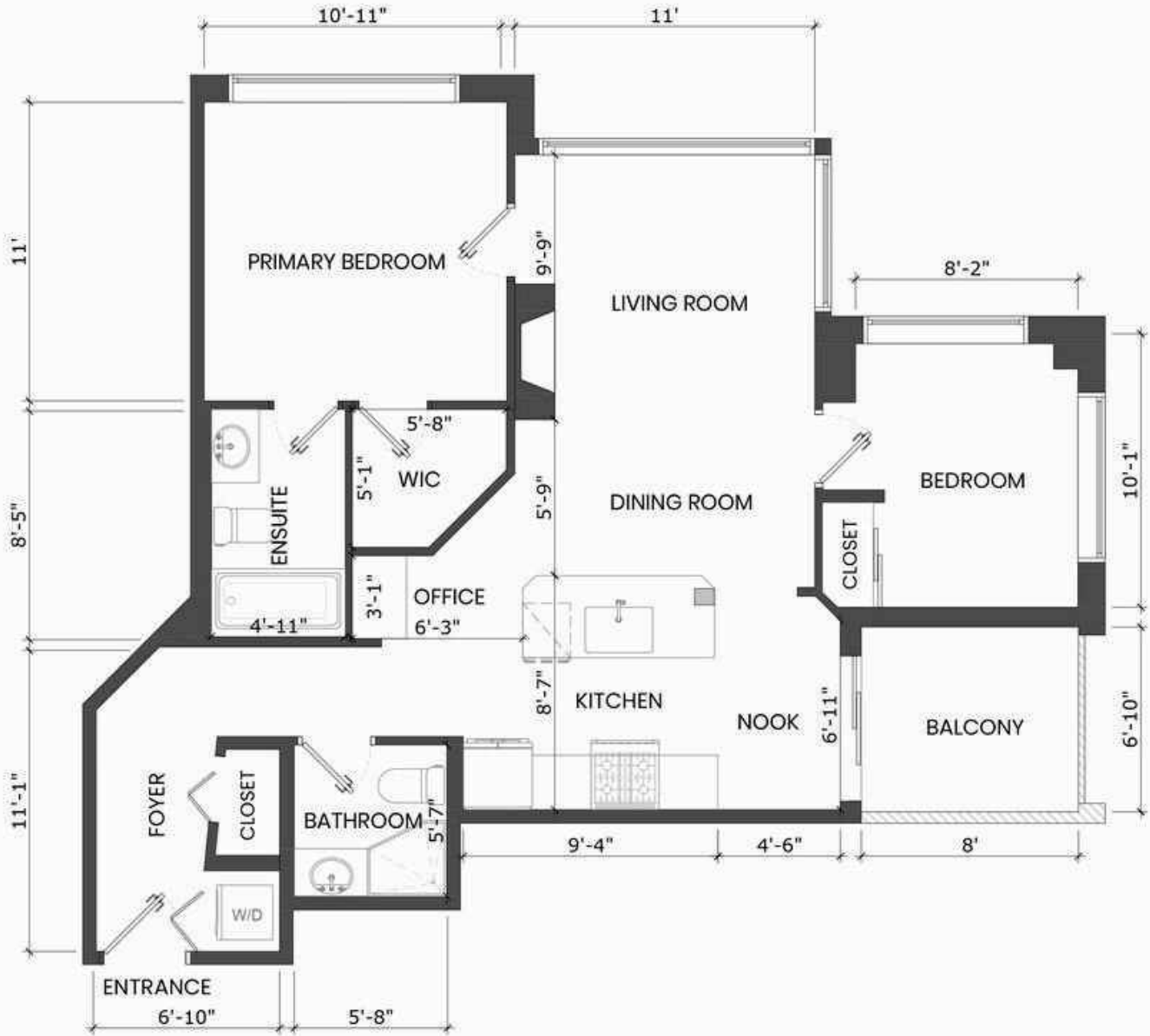
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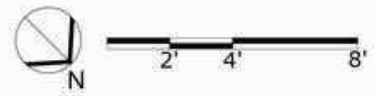
# 1005-7368 SANDBORNE AVENUE, BURNABY, BC

MAIN FLOOR TOTAL: 847 SQ.FT.  
BALCONY: 54 SQ.FT.

\*DISCLAIMER: STRATA PLAN SHOWS 841 SQ.FT.



**MAIN FLOOR PLAN**  
Ceiling Height: 9'-0"



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expertliving.ca

**rennie**





Presented by:  
**Derek Kai PREC\***

**Chow & Kai Group**  
Rennie & Associates Realty Ltd.  
Phone: 604-868-1666

dkai@rennie.com

**rennie**

<b>Active</b> <b>R2876284</b> Board: V Apartment/Condo	<b>1005 7368 SANDBORNE AVENUE</b> Burnaby South South Slope V3N 5C5	Residential Attached <b>\$728,000</b> (LP) (SP)																																																																																										
	<p>Sold Date: _____ If new, GST/HST inc?: _____</p> <p>Meas. Type: _____ Bedrooms: <b>2</b></p> <p>Frontage(feet): _____ Bathrooms: <b>2</b></p> <p>Frontage(metres): _____ Full Baths: <b>2</b></p> <p>Depth / Size (ft.): _____ Half Baths: <b>0</b></p> <p>Sq. Footage: <b>0.00</b></p> <p>Flood Plain: _____ P.I.D.: <b>025-475-088</b></p> <p>View: <b>Yes : City &amp; Mountains</b></p> <p>Complex / Subdiv: <b>Mayfair Place</b></p> <p>First Nation: _____</p> <p>Services Connctd: <b>Electricity, Sanitary Sewer, Water</b></p> <p>Sewer Type: _____ Water Supply: <b>City/Municipal</b></p>	<p>Original Price: <b>\$728,000</b></p> <p>Approx. Year Built: <b>2002</b></p> <p>Age: <b>22</b></p> <p>Zoning: <b>RM4</b></p> <p>Gross Taxes: <b>\$1,821.71</b></p> <p>For Tax Year: <b>2023</b></p> <p>Tax Inc. Utilities?: _____</p> <p>Tour: _____</p>																																																																																										
<p>Style of Home: <b>Corner Unit</b></p> <p>Construction: <b>Concrete</b></p> <p>Exterior: <b>Concrete, Glass, Mixed</b></p> <p>Foundation: <b>Concrete Perimeter</b></p> <p>Renovations: <b>Partly</b></p> <p># of Fireplaces: <b>1</b> R.I. Fireplaces: _____</p> <p>Fireplace Fuel: <b>Gas - Natural</b></p> <p>Fuel/Heating: <b>Baseboard, Natural Gas</b></p> <p>Outdoor Area: <b>Balcony(s)</b></p> <p>Type of Roof: <b>Other</b></p> <p>Reno. Year: <b>2021</b></p> <p>Rain Screen: _____</p> <p>Metered Water: _____</p> <p>R.I. Plumbing: _____</p>	<p>Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: _____</p> <p>Parking: <b>Garage Underbuilding, Visitor Parking</b></p> <p>Dist. to Public Transit: _____ Dist. to School Bus: _____</p> <p>Title to Land: <b>Freehold Strata</b></p> <p>Property Disc.: <b>Yes</b></p> <p>Fixtures Leased: _____</p> <p>Fixtures Rmvd: _____</p> <p>Floor Finish: <b>Laminate, Mixed</b></p>	<p>Legal: <b>STRATA LOT 65 DISTRICT LOT 171 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS40 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V</b></p> <p>Amenities: <b>Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub</b></p> <p>Site Influences: _____</p> <p>Features: <b>CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire</b></p>																																																																																										
<p>Finished Floor (Main): <b>847</b></p> <p>Finished Floor (Above): <b>0</b></p> <p>Finished Floor (AbvMain2): <b>0</b></p> <p>Finished Floor (Below): <b>0</b></p> <p>Finished Floor (Basement): <b>0</b></p> <p>Finished Floor (Total): <b>847 sq. ft.</b></p> <p>Unfinished Floor: <b>0</b></p> <p>Grand Total: <b>847 sq. ft.</b></p>	<p>Units in Development: _____</p> <p>Exposure: <b>Southwest</b></p> <p>Mgmt. Co's Name: <b>Ascent</b></p> <p>Maint Fee: <b>\$464.75</b></p> <p>Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal</b></p> <p>Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b></p> <p>Restricted Age: _____</p> <p># or % of Rentals Allowed: _____</p> <p>Short Term (&lt;1yr)Rnt/Lse Alwd?: <b>No</b></p> <p>Short Term Lse-Details: <b>NO AIRBNB</b></p>	<p>Tot Units in Strata: <b>236</b> Locker: <b>Yes</b></p> <p>Storeys in Building: <b>21</b></p> <p>Mgmt. Co's #: <b>604-431-1800</b></p> <p>Council/Park Apprv?: _____</p> <p># of Pets: <b>2</b> Cats: <b>Yes</b> Dogs: <b>Yes</b></p>																																																																																										
<p>Suite: _____</p> <p>Basement: <b>None</b></p> <p>Crawl/Bsmt. Ht: _____ # of Levels: <b>1</b></p> <p># of Kitchens: <b>1</b> # of Rooms: <b>8</b></p>	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>8'7 x 9'4</td> <td>x</td> <td></td> <td></td> <td>1</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>11' x 9'9</td> <td>x</td> <td></td> <td></td> <td>2</td> <td>Main</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>11' x 5'9</td> <td>x</td> <td></td> <td></td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>11' x 10'11</td> <td>x</td> <td></td> <td></td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>5'8 x 5'1</td> <td>x</td> <td></td> <td></td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>10'1 x 8'2</td> <td>x</td> <td></td> <td></td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Nook</td> <td>6'11 x 4'6</td> <td>x</td> <td></td> <td></td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Other</td> <td>6'3 x 3'1</td> <td>x</td> <td></td> <td></td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Kitchen	8'7 x 9'4	x			1	Main	4	Yes	Main	Living Room	11' x 9'9	x			2	Main	3	No	Main	Dining Room	11' x 5'9	x			3				Main	Primary Bedroom	11' x 10'11	x			4				Main	Walk-In Closet	5'8 x 5'1	x			5				Main	Bedroom	10'1 x 8'2	x			6				Main	Nook	6'11 x 4'6	x			7				Main	Other	6'3 x 3'1	x			8				
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dkai@rennie.com  
expertliving.ca

**rennie**