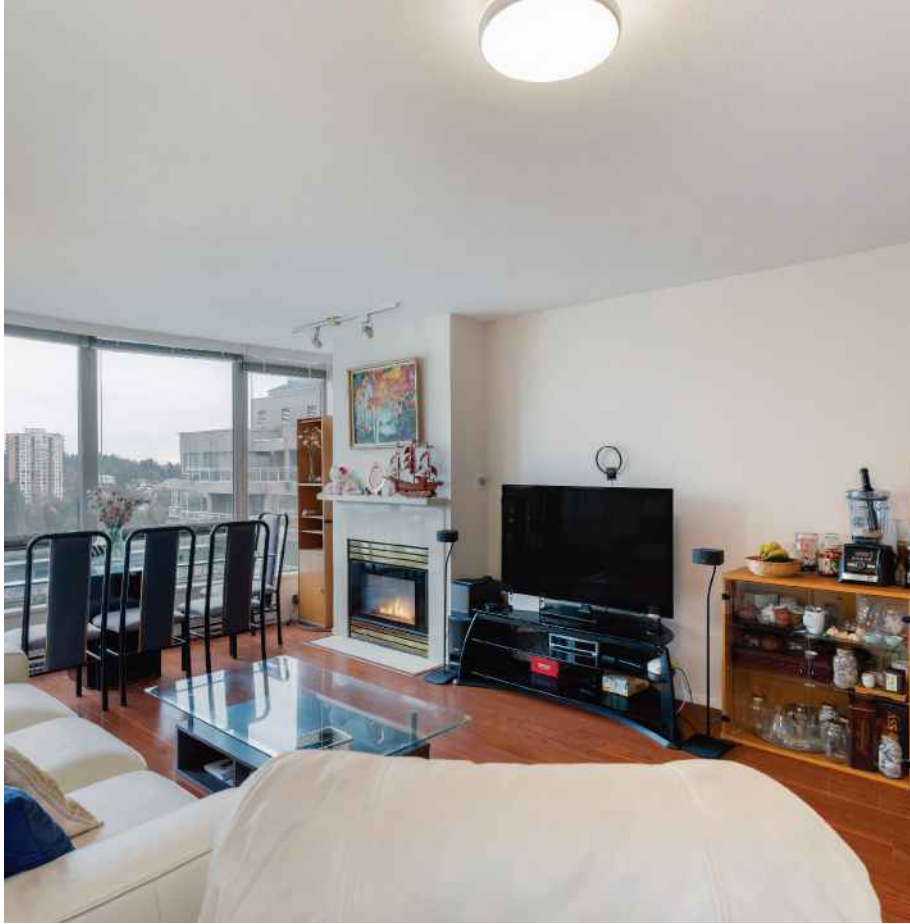


#1501 - 9603 Manchester Drive, Burnaby

\$619,900



Welcome to Strathmore Towers - Well maintained concrete tower steps away from the Skytrain and Lougheed Town Centre nestled on a quiet street in North Burnaby perfect for investors & those looking for more space. Perfectly laid out East facing 2 bdrm 2 bath home with bedrooms on either side of the living room, gas fireplace & 2 separate balconies with beautiful mountain and city views. Updates include laminate flooring, whirlpool stainless steel appliance package & lighting with the building being recently re-roofed & re-piped. Amenities at Strathmore Tower incl visitor pkg, tennis courts, outdoor pool, whirlpool & sauna. Prime location with all the amenities you need at your doorstep including the 37 acre master planned City of Lougheed across the street!

KEY INFORMATION

ADDRESS: #1501 - 9603 Manchester Drive, Burnaby

PRICE: \$619,900

AREA: Cariboo

TYPE: 2 Bedroom + 2 Bath + 2 Balconies

SQ FT: 868 SF* Inside + 86 SF Balcony

YEAR BUILT: 1993

TAX: \$1,499.87 (2022)

STRATA FEES: \$366.14

FEATURES

PARKING: 1 (P2-74)

LOCKER: 1 (P2-283)

PETS: 1 Dog (40 cm to shoulder or 40 lb) or 2 Cats

RENTALS: Minimum 30 days

ELEMENTARY: Cameron Elementary

HIGH SCHOOL: Burnaby Mountain Secondary

* Strata plan shows 857 SF



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

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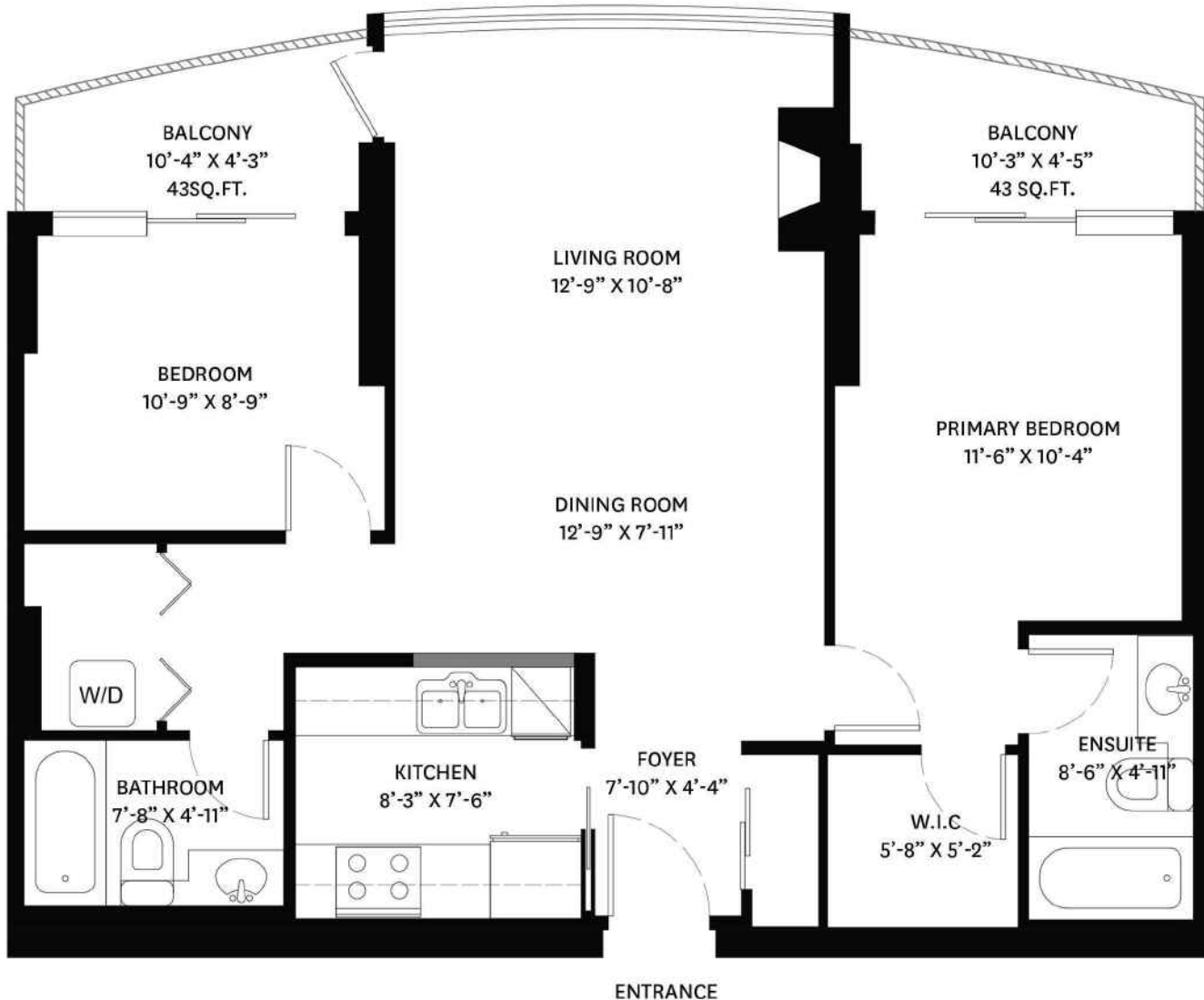
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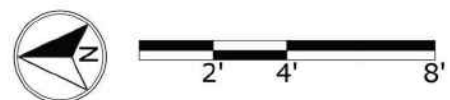
1501 - 9603 MANCHESTER DRIVE, BURNABY, BC

MAIN FLOOR TOTAL: 868 SQ.FT.*
BALCONY TOTAL: 86 SQ. FT.

*Strata Plan Shows 857 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 7'-11"



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rennie



Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666
 dkai@rennie.com



Active **1501 9603 MANCHESTER DRIVE** Residential Attached
R2783126 Burnaby North **\$619,900 (LP)**
 Board: V Cariboo (SP) (M)
 Apartment/Condo V3N 4Y7



Sold Date: If new,GST/HST inc?: Original Price: **\$619,900**
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1993**
 Frontage(feet): Bathrooms: **2** Age: **30**
 Frontage(metres): Full Baths: **2** Zoning: **CD**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,499.87**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **018-488-064** Tax Inc. Utilities?: **No**
 View: **Yes : Beautiful City & Mountain View** Tour:
 Complex / Subdiv: **Strathmore Towers**
 First Nation
 Services Conctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Stucco**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Gas - Natural** Metered Water:
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**
 Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **Near** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 283, PLAN LMS1101, DISTRICT LOT 2 AND 4, 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, Pool; Outdoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire**

| | | | |
|--|---|-----------------------------------|-----------------------------------|
| Finished Floor (Main): 868 | Units in Development: | Tot Units in Strata: 336 | Locker: Yes |
| Finished Floor (Above): 0 | Exposure: East | Stores in Building: 26 | |
| Finished Floor (Abv/Main2): 0 | Mgmt. Co's Name: Siegle Properties | Mgmt. Co's #: 604-207-2000 | |
| Finished Floor (Below): 0 | Maint Fee: \$366.14 | Council/Park Apprv?: | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Caretaker, Gardening, Gas, Hot Water, Management, Snow removal | | |
| Finished Floor (Total): 868 sq. ft. | Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed | | |
| Unfinished Floor: 0 | Restricted Age: | # of Pets: 2 | Cats: Yes Dogs: Yes |
| Grand Total: 868 sq. ft. | # or % of Rentals Allowed: | | |
| Suite: | Short Term(<1yr)Rnt/Lse Alwd?: Yes | | |
| Basement: None | Short Term Lse-Details: Minimum 30 days. No AIRBNB | | |
| Crawl/Bsmt. Ht: # of Levels: 1 | | | |
| # of Kitchens: 1 | | | |
| # of Rooms: 7 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main | Kitchen | 8'3 x 7'6 | | | x | 1 | Main | 4 | Yes |
| Main | Living Room | 12'9 x 10'8 | | | x | 2 | Main | 4 | No |
| Main | Dining Room | 12'9 x 7'11 | | | x | 3 | | | |
| Main | Primary Bedroom | 11'6 x 10'4 | | | x | 4 | | | |
| Main | Bedroom | 10'9 x 8'9 | | | x | 5 | | | |
| Main | Patio | 10'4 x 4'3 | | | x | 6 | | | |
| Main | Patio | 10'3 x 4'5 | | | x | 7 | | | |
| | | x | | | x | 8 | | | |

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Welcome to Strathmore Tower – Well maintained concrete tower steps away from the Skytrain and Lougheed Town Centre nestled on a quiet street in North Burnaby perfect for investors & those looking for more space. Perfectly laid out East facing 2 bdrm 2 bath home with bdrms on either side of the living room, gas fireplace & 2 separate balconies with beautiful mountain and city views. Updates include laminate flooring, whirlpool stainless steel appliance package & lighting with the building being recently re-roofed & re-piped. Amenities at Strathmore Tower incl visitor pkg, tennis courts, outdoor pool, whirlpool & sauna. Prime location with all the amenities you need at your doorstep including the 37 acre master planed City of Lougheed across the street!

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