



Presented by:
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rennie

#4102 - 4900 Lennox Lane, Burnaby
\$699,900

Active
R2773003
 Board: V
 Apartment/Condo

4102 4900 LENNOX LANE
 Burnaby South
 Metrotown
 V5H 0G9

Residential Attached
\$699,900 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$699,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2017**
 Frontage(feet): Bathrooms: **1** Age: **6**
 Frontage(metres): Full Baths: **1** Zoning: **RM55**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,922.71**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **030-284-503** Tax Inc. Utilities?: **No**
 View: **Yes : UNOBSTRUCTED CITY &** Tour:
 Complex / Subdiv: **The Park Metrotown**
 First Nation
 Services Connctd: **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**
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **None** 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: **Front**
 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 EPS4056, DISTRICT LOT 152, 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: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main):	615	Units in Development:		Tot Units in Strata:	293	Locker:	Yes
Finished Floor (Above):	0	Exposure:	West	Storeys in Building:	43		
Finished Floor (AbvMain2):	0	Mgmt. Co's Name:	RANCHO	Mgmt. Co's #:	604-684-4508		
Finished Floor (Below):	0	Maint Fee:	\$274.70	Council/Park Apprv?:			
Finished Floor (Basement):	0	Maint Fee Includes:	Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal				
Finished Floor (Total):	615 sq. ft.						
Unfinished Floor:	0						
Grand Total:	615 sq. ft.	Bylaws Restrictions:	Pets Allowed w/Rest., Rentals Allowed				

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1**
 # of Levels: **1**
 # of Rooms: **6**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **min 6 months**
 # of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'11 x 7'5			x	1	Main	4	Yes
Main	Living Room	10'5 x 7'1			x	2			
Main	Dining Room	10'5 x 3'7			x	3			
Main	Primary Bedroom	11'10 x 10'3			x	4			
Main	Den	7'10 x 6'9			x	5			
Main	Patio	13'8 x 6'9			x	6			
					x	7			
					x	8			

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

Breathtaking Panoramic Views from the highest 1 bdrm home at "The Park Metrotown" by Intergulf. Your West facing 614 sf home offers OVERHEIGHT 9'3 ceilings, open floorplan with cheater ensuite, a large den perfect for home office, bedroom large enough for a King bed & an oversized balcony to enjoy your stunning views & sunsets. Your open Kitchen incl SS & built in appliances, gas range for the chef's & quartz counters. Home is MOVE IN READY! Resort like amenities incl a fitness centre, hot tub, steam, party room, hot tub, sauna & a rooftop lounge & deck with outdoor fireplace. The Pak is Centrally located in the heart of Metrotown, steps to Bonsor Community Centre, Library, Skytrain, Metrotown Shopping Mall & more! 1 parking and 2 lockers incl.

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 05/03/2023 12:58 PM

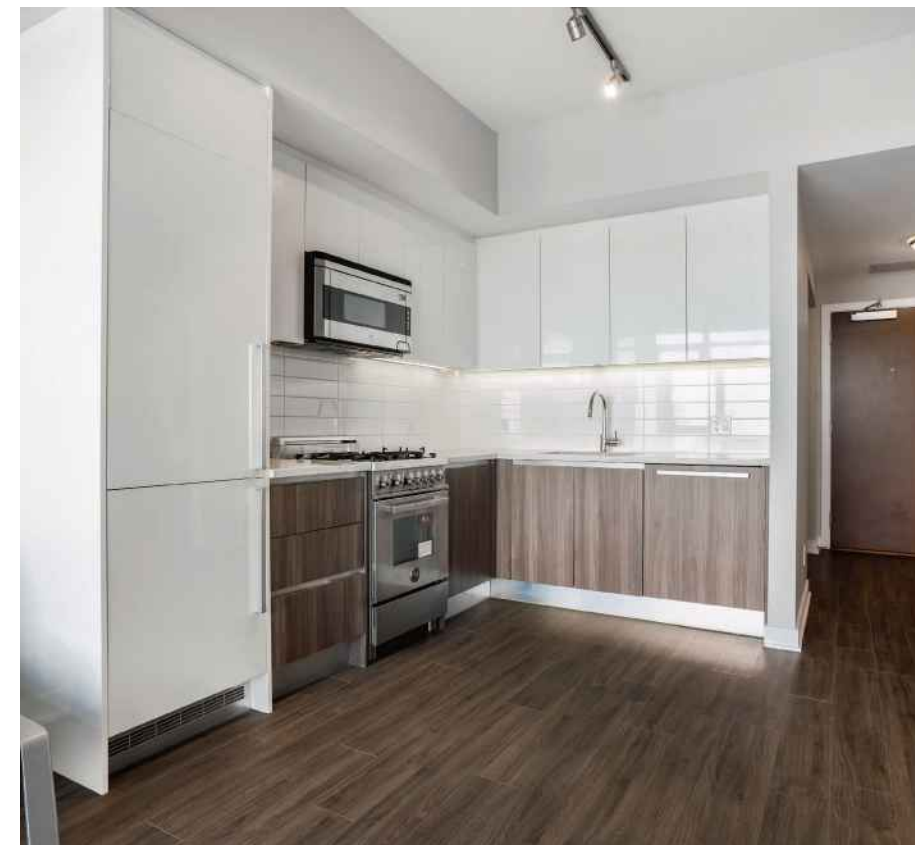


Breathtaking Panoramic Views from the highest 1 bedroom home at "The Park" by Intergulf. Your West facing 614 square feet home offers OVERHEIGHT 9'3 ceilings, open floor plan, bedroom large enough for a king size bed, a cheater ensuite, large den perfect for home office and an oversized balcony to enjoy your stunning views & sunsets. Open kitchen includes stainless steel & built in appliances, gas range for all those chef's & quartz counters. Home is MOVE IN READY! The Park offers resort like amenities including a fitness centre, hot tub, sauna, party room & a rooftop lounge with deck and an outdoor fireplace. The Park is Centrally located in the heart of Metrotown, steps to Bonsor Community Centre, Library, Skytrain, Metrotown Shopping Mall & more! 1 parking & 2 lockers included.

KEY INFORMATION

ADDRESS: #4102 - 4900 Lennox Lane, Burnaby
 PRICE: \$699,900
 AREA: Metrotown
 TYPE: 1 Bedroom + Den + Balcony
 SQ FT: 615* SF + 82 SF Balcony
 YEAR BUILT: 2017
 TAX: \$1,922.71 (2022)
 STRATA FEES: \$274.70
 VIEWS: Unobstructed Views
 PARKING: 1 (P3 - 211)
 LOCKER: 2 (479 & 480)
 PETS: 2 Cats or 2 Small Dogs or 1 of Each
 RENTAL: Minimum 6 Months
 ELEMENTARY: Maywood Community
 HIGH SCHOOL: Burnaby South Secondary

* Strata Plan Shows 614 SF



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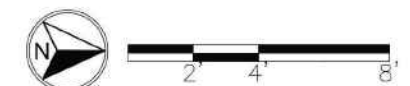


4102-4900 LENNOX LANE, BURNABY, BC

MAIN FLOOR TOTAL: 615 SQ.FT.
BALCONY: 82 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 9'-3"



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