

Presented by:  
**Gordana Stanimirovic**

Re/Max Central  
 Email: gordanas@telus.net  
 Phone: 604-433-2211  
 Cell: 604-218-1684

Central Park BS, Burnaby South  
**# 206 5667 SMITH AV**

**MLS # V728039**

Residential Attached  
**Sold**



List Price:	<b>\$228,000</b>	Sale Price:	<b>\$214,400</b>	Days on Market:	52
Previous Price:	<b>\$249,000</b>	Sale Date:	<b>29-Sep-08</b>		
Original Price:	<b>\$249,000</b>	Subdiv/Complex:	<b>COTTONWOOD SOUTH</b>		
Frontage:		View:	<b>No</b>	Type:	<b>Apartment Unit</b>
Depth/Size:		Postal Code:	<b>V5H 2K7</b>	Approx Yr Blt:	<b>1997</b>
Lot SqFt:	<b>0</b>			Age at List Date:	<b>11</b>
Exposure:		Bedrooms:	<b>1</b>	Zoning:	<b>APT</b>
Stories in Bldg:		Bathrooms:	<b>1</b>	Taxes:	<b>\$1,368 / 2007</b>
Flood Plain:		Full Baths:	<b>1</b>	Gst Incl:	
Meas. Type:		Half Baths:	<b>0</b>	Apprvl Reqd:	
Fixtures Lsd:	<b>No</b>			Occupancy:	<b>Vacant</b>
Fixt Removed:	<b>N</b>			Tax Incl Utilities:	<b>N</b>

Style of Home:	<b>Corner Unit</b>	Total Parking:		Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood / Other</b>	Parking Stall #:	<b>28</b>	Parking Stall Owned:	
Foundation:	<b>Concrete Perimeter</b>	Parking Access:			
Exterior:	<b>Mixed</b>	Parking Facilities:	<b>Garage; Underground</b>		
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	<b>Other</b>	Units in Development:		Total Units in Strata:	
Renovations:		Locker:	<b>Yes</b>	Locker #:	
Flooring:		Possession:			
Water Supply:	<b>City/Municipal</b>	Title to Land:	<b>Freehold Strata</b>		
Heat/Fuel:	<b>Electric</b>	Seller's Interest:	<b>Registered Owner</b>		
No. of Fireplaces:	<b>1</b>	Mortgage Info:	<b>0 -</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Property Disclosure:	<b>/ Yes</b>		
Outdoor Area:	<b>Balcony(s)</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed w/Restrictions</b>		
Mngmt Co/Phone:	<b>SELF-MANAGED</b>				
Mo. Maint Charge:	<b>\$152.66</b>				

Maint Charge Incl:	<b>Management</b>				
Legal:	<b>PL LMS2923 LT 18 DL 35 LD 37</b>			PID:	<b>023-861-959</b>
Amenities:	<b>Elevator, In Suite Laundry, Storage</b>				
Features Incl:	<b>Clothes Dryer, Clothes Washer</b>				
Site Influences:					

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	7' X 8'						
Main F.	Dining	12' X 8'						
Main F.	Master Bedroom	13' X 11'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>4</b>	<b>Bathrooms</b>	
Finished Floor Area Main:	<b>739</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	
Finished Floor Area Down:	<b>0</b>			3	
Finished Floor Area Bsmnt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>739</b>	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>739</b>			8	

Listing Broker(s): **(1) Amex Broadway West Realty**

**Bright and spacious corner unit. Insuite laundry, security alarm and gas fireplace. Building located at quiet cul-de-sac. Well maintained building very pro-active council. Close to Patterson skytrain station, Central Park, Metrotown.**