



Presented by:
Dale Harlos
 eXp Realty (Branch)
 Call: 604-813-5714
 www.HarlosHomeTeam.com
 dale@harloshometeam.com



Featured Property


TH3 4178 Dawson Street • Burnaby



Active
R2514665
 Board: V
 Townhouse

3 4178 DAWSON STREET
 Burnaby North
 Brentwood Park
 V5C 0A1

Residential Attached
\$659,900 (LP)
 (SP) M



Sold Date:	Frontage (feet):	Original Price: \$659,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 2006
Depth / Size (ft.):	Bedrooms: 1	Age: 14
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,735.16
Council Apprv?:	Half Baths: 1	For Tax Year: 2020
Exposure:	Maint. Fee: \$260.25	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-549-786
Mgmt. Co's Name:		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View:	No :	
Complex / Subdiv:	TANDEM	
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm City/Municipal	
Sewer Type:	City/Municipal	

Style of Home: 2 Storey, Ground Level Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		Locker: Y
Exterior: Concrete, Glass, Mixed	Dist. to Public Transit: CLOSE	Units in Development:	Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Title to Land: Freehold Strata	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Property Disc.: Yes	
Renovations:	Metered Water:	Fixtures Leased: :	
Water Supply: City/Municipal	R.I. Fireplaces:	Fixtures Rmvd: :	
Fireplace Fuel: Electric	# of Fireplaces: 1	Floor Finish: Hardwood, Tile, Wall/Wall/Mixed	
Fuel/Heating: Baseboard, Electric			
Outdoor Area: Patio(s)			
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**

Legal: **STRATA LOT 4 DISTRICT LOT 119 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1666TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Exercise Centre, Playground, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Heat Recov. Vent., Microwave, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'0 x 8'8			x			x
Main	Living Room	13'10 x 10'1			x			x
Main	Dining Room	10'11 x 8'8			x			x
Main	Foyer	8'0 x 4'5			x			x
Above	Master Bedroom	12'7 x 10'2			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	485	# of Rooms: 5	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	265	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2			No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3			No	Pool:
Finished Floor (Total):	750 sq. ft.	# or % of Rentals Allowed:			4			No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5	Above	4	Yes	Grg Dr Ht:
Grand Total:	750 sq. ft.	Basement: None			6			No	
					7			No	
					8			No	

Listing Broker(s): **eXp Realty (Branch)**

Rare and sought out townhome with LOFT and TWO underground PARKING stalls in the popular Brentwood Park area. This unit has it's own private ground level entrance and a large patio. Vaulted ceilings & floor to ceiling windows provide a bright & open living space; great for entertaining or cozying up in front of the fireplace. Beautiful hardwood & tile floors throughout the main level. Open kitchen with granite countertops and stainless steel appliances and an amazing open LOFT style bedroom with 4 pc ensuite. Access to all the facilities that TANDEM has to offer, including a hot tub, sauna, party room with a billiards table and a gym. Conveniently located near Gilmore Skytrain station, Starbucks, Brentwood Mall, Cactus Club and grocery stores. Amazing place to live!



Harlos

HarlosHomeTeam.com

Dale Harlos – Realtor
Colleen Evans – Unlicensed Assistant

604.813.5714

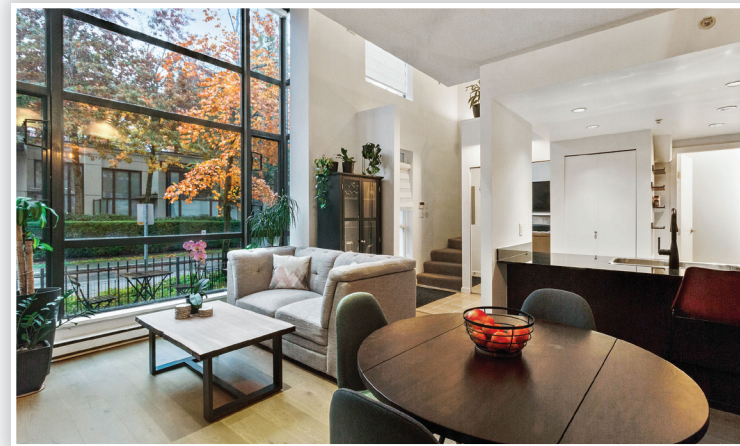
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Please contact Dale Harlos, 604.813.5714, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.







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Details

	1		2
Property Type:		Ground-Level Entry	
Type of Dwelling:		Loft Townhouse	
Year Built:		2006	
Living Area:		750 sq. ft.	
Strata fee:		\$260.25/mth	
Taxes:		\$1,735.16	