

FOR SALE & for living

Oakwood
#50 - 6528 Denbigh Avenue
Burnaby



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Looking for family and pet friendly ground floor living in a convenient location? Look no further than THE OAKWOOD - built by renowned developer Intracorp. This ground level townhome with over height ceilings has direct private access into the unit like a detached home with LOTS of outdoor space including a patio in front and an open yard in the back (one of the biggest in the complex!) and a large open kitchen and separate dining area for entertaining. Perfectly laid out with no wasted space, good size bedroom and den (or 2nd bedroom) plus cheater ensuite with double access. Location is optimal: just steps from transportation (Bus and Skytrain), shopping (Metrotown) & dining!

INFORMATION YOU NEED TO KNOW:

PRICE	\$369,900
ADDRESS	#50 - 6528 Denbigh Avenue, Burnaby
AREA	Burnaby South - Forest Glen
TYPE	2 Bedroom + Patio
BATHS	1
SQ FT	844
STRATA FEES	\$199.03
PARKING	1 - #94
STORAGE	None
YEAR BUILT	2004
VIEW	North
PETS	Yes
RENTALS	Yes

INFORMATION YOU **want** TO KNOW:



Transit

0.1 km



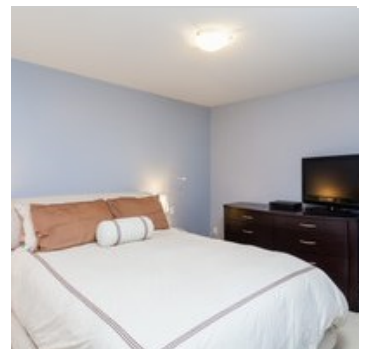
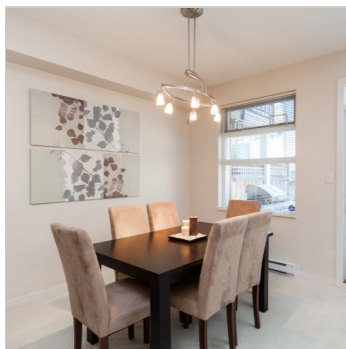
Nearest Park
Kisbey Park



Schools nearby:
Marlborough Elementary



Coffee shops within 1 km:
5



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Burnaby South, Forest Glen BS

MLS# V1083262

Residential Attached

50 6528 DENBIGH AV, V5H 3R8

Active



List Price:	\$369,900	Previous Price:	
Subdiv/Complex:	OAKWOOD		
Frontage:		Approx Yr Blt:	2004
Depth/Size:		PID:	025-822-861
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	10
Stories in Bldg:	29	Bedrooms:	2
Flood Plain:		Bathrooms:	1
Meas. Type:		Full Baths:	1
Fixtures Lsd:	N	Half Baths:	0
Fixt Removed:		If New GST/HST Incl:	No
View:	Y - GREEN BACKYARD OUTLOOK		
		Tax Incl Utilities:	No
		Apprvl Req:	

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Wood				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Flooring:	Wall/Wall/Mixed	Units in Development:	132	Total Units in Strata:	132
Water Supply:	City/Municipal	Locker:	No		
Heat/Fuel:	Baseboard, Electric	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Registered Owner		
Outdoor Area:	Fenced Yard, Patio(s)	Mortgage Info:	\$0		
		Property Disclosure:	Y		
Mngmt Co:	FIRST SERVICE	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-688-8900	Maint Fee:	\$199.03		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL BCS319 LT 50 DL 94 LD 36**
Amenities: **Garden, In Suite Laundry**
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Security System, Smoke Alarm**
Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9'6" X 7'6"						
Main F.	Living Room	14'6" X 11'						
Main F.	Dining	13' X 10'						
Main F.	Master Bedroom	12' X 10'3"						
Main F.	Bedroom	11'6" X 6'3"						
Main F.	Patio	21' X 18'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms:
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	
Finished Floor Area Down:			
Finished Floor Area Bsmt:	Bsmt Height:		
Total Finished Floor Area:	Restricted Age:		
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		
Unfinished Floor Area:	# or % Rentals:		
Grand Total Floor Area:			

Listing Broker(s): **Rennie & Associates Realty, Rennie & Associates Realty**

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