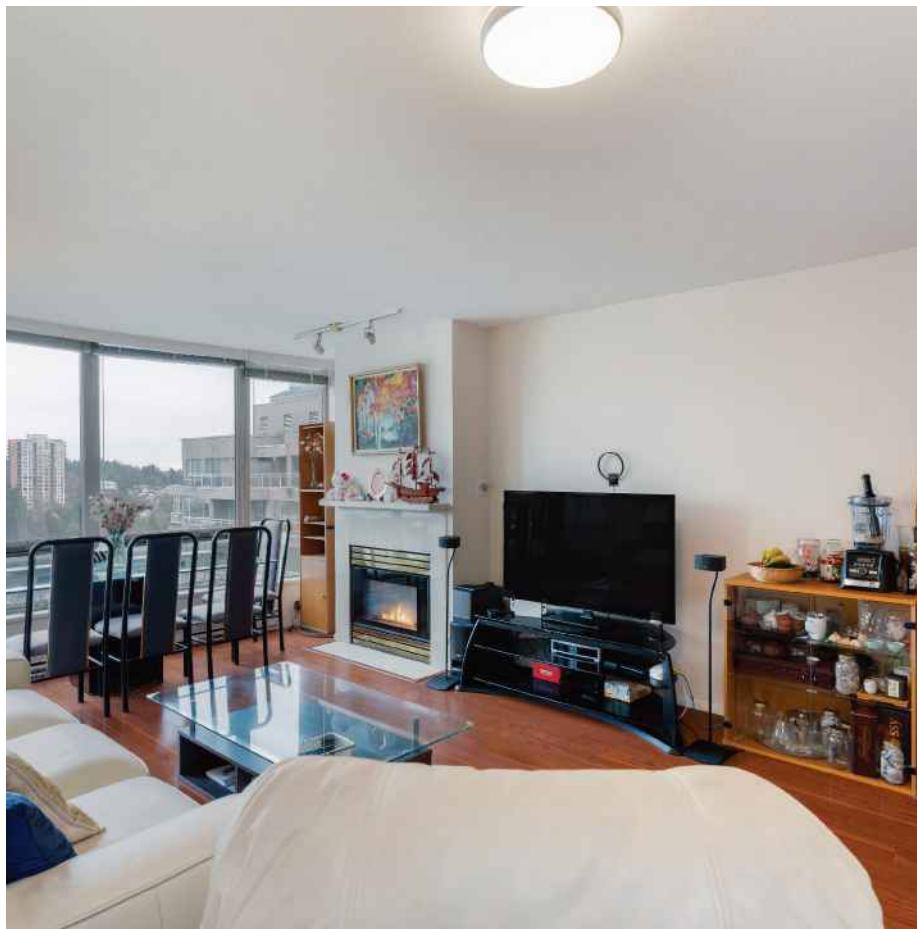


#1501 - 9603 Manchester Drive, Burnaby

\$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

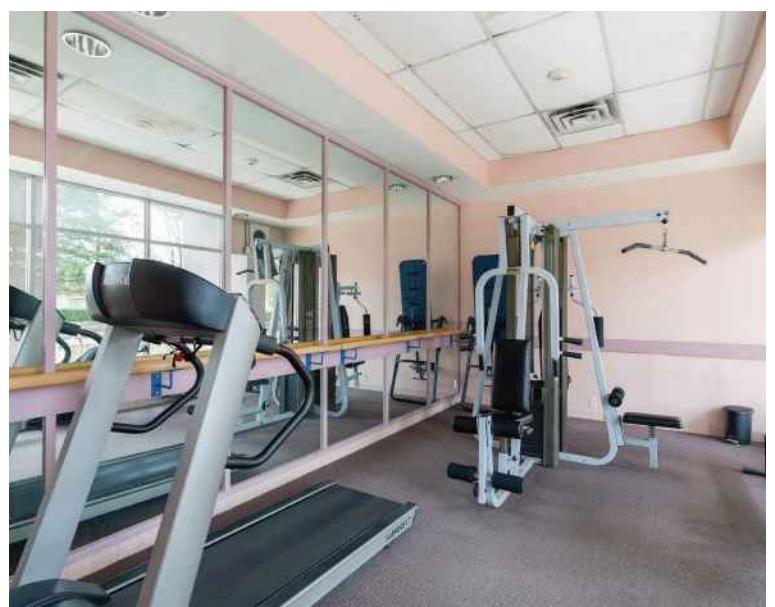
HIGH SCHOOL: Burnaby Mountain Secondary

* Strata plan shows 857 SF



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

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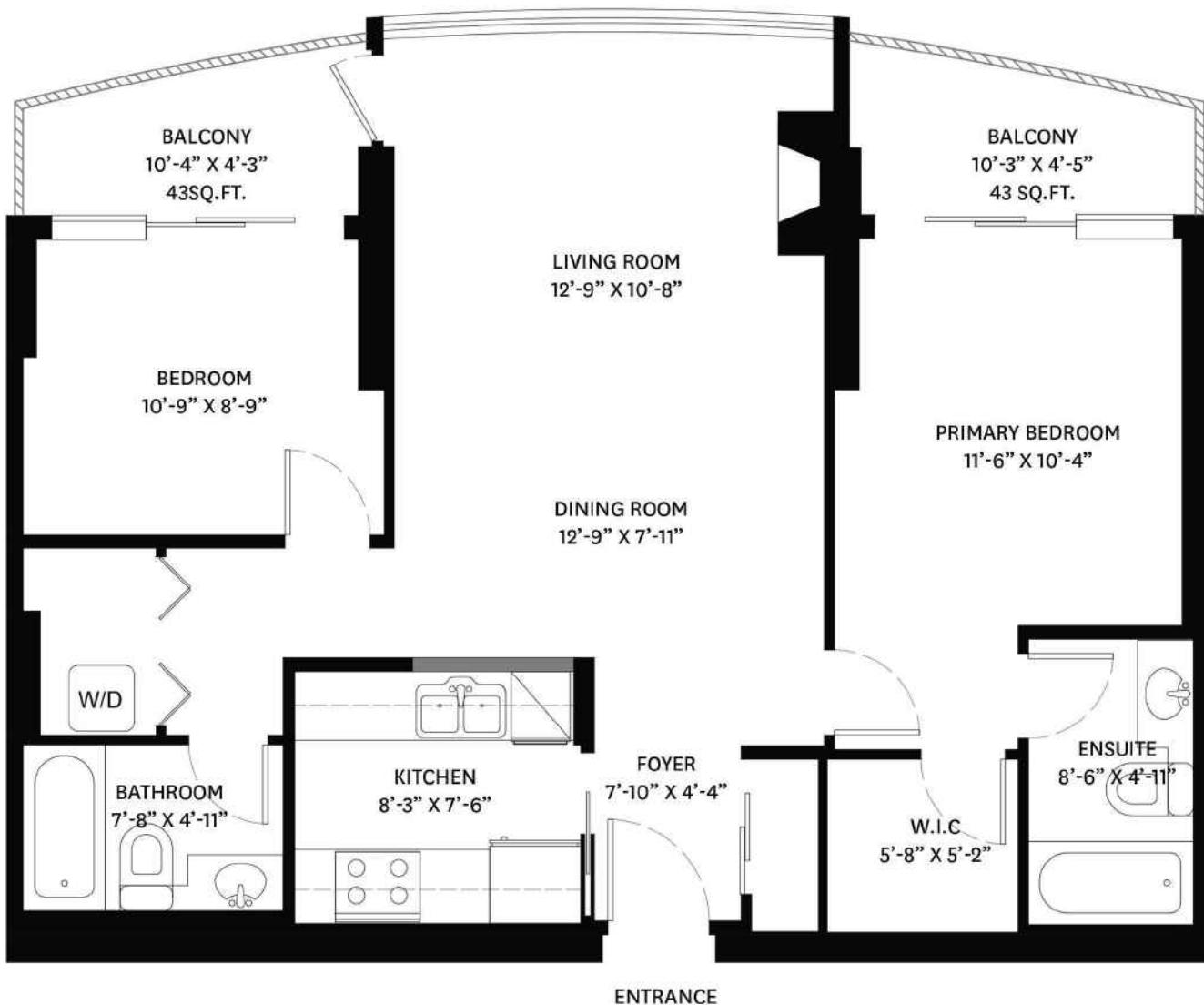
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dkai@rennie.com
expertliving.ca

rennie

1501 - 9603 MANCHESTER DRIVE, BURNABY, BC

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

*Strata Plan Shows 857 SQ.FT.



2' 4' 8'



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dkai@rennie.com
expertliving.ca

rennie



Presented by:

Derek Kai PREC*

Rennie & Associates Realty Ltd.

Phone: 604-868-1666

dkai@rennie.com

rennie**Active****R2783126**

Board: V

Apartment/Condo

1501 9603 MANCHESTER DRIVE

Residential Attached

\$619,900 (LP)

(SP)



Burnaby North

Cariboo

V3N 4Y7

If new, GST/HST inc?:

Bedrooms: **2**Original Price: **\$619,900**Bathrooms: **2**Approx. Year Built: **1993**Full Baths: **2**Age: **30**Half Baths: **0**Zoning: **CD**Sq. Footage: **0.00**Gross Taxes: **\$1,499.87**Flood Plain: **Yes : Beautiful City & Mountain View**For Tax Year: **2022**View: **Yes : Beautiful City & Mountain View**Tax Inc. Utilities?: **No**Complex / Subdiv: **Strathmore Towers**

Tour:

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

City/Municipal

Water Supply: **City/Municipal**Style of Home: **Inside Unit, Upper Unit**Construction: **Concrete**Exterior: **Concrete, Glass, Stucco**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Baseboard, Electric**Outdoor Area: **Balcony(s)**Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

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: **ClothWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire**Finished Floor (Main): **868**Finished Floor (Above): **0**Finished Floor (AbvMain2): **0**Finished Floor (Below): **0**Finished Floor (Basement): **0**Finished Floor (Total): **868 sq. ft.**Unfinished Floor: **0**Grand Total: **868 sq. ft.**

Units in Development:

Exposure: **East**Mgmt. Co's Name: **Siegle Properties**Maint Fee: **\$366.14**Maint Fee Includes: **Caretaker, Gardening, Gas, Hot Water, Management, Snow removal**Tot Units in Strata: **336**Storeys in Building: **26**Mgmt. Co's #: **604-207-2000**

Council/Park Apprv?:

Locker: **Yes**

Suite:

Basement: **None**Crawl/Bsmt. Ht: # of Levels: **1**# of Kitchens: **1** # of Rooms: **7**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age:

of Pets: **2**Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Details:

Minimum 30 days. No AIRBNB

Floor Type Dimensions

Floor Type Dimensions

Bath

Floor

of Pieces

Ensuite?

Main Kitchen 8'3 x 7'6

Main Living Room 12'9 x 10'8

Main

Main

Main Dining Room 12'9 x 7'11

1

Main Primary Bedroom 11'6 x 10'4

Main

2

Main Bedroom 10'9 x 8'9

Main

3

Main Patio 10'4 x 4'3

Main

4

Main Patio 10'3 x 4'5

Main

5

x

Main

6

x

Main

7

x

Main

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!

REA Full Public
1 Page

The above information is provided by members of the BC Northern Real Estate Board, Chilliwick & 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'.

05/31/2023 11:22 AM

**Derek Kai** Personal Real Estate Corporation

604.868.1666

dkai@rennie.com

expertliving.ca

rennie