

2222 Douglas Road, Burnaby

\$1,199,000



Incredible corner 2 Level CONCRETE Townhouse with HUGE ROOFTOP DECK built by Award Winning Developer BOSA in Burnaby's prime Brentwood neighborhood. Welcome to Affinity - Your 1,490 SF 2 bedroom + 2.5 bathroom home feels more like a house with it's own entrance including a 187 SF front porch. Chef's kitchen w/gas cooktop, bar seating opens to a large living & dining room area with high ceilings & a powder room. Upstairs you'll find 2 spacious bedrooms, both with walk in closets, high ceilings & a master ensuite with a double vanity. Enjoy your private 332 SF rooftop patio perfect for entertaining while enjoying views of South Burnaby. Upgrades include laminate flooring, paint, baseboards, blinds with blackouts & full size washer/dryer. 2 side by side parking stalls & a storage locker included. Amenities include exercise room, lounge, guest suite & guest parking with EV stations.

KEY INFORMATION

ADDRESS: 2222 Douglas Road, Burnaby

PRICE: \$1,199,000

AREA: Brentwood Park

TYPE: 2 Bedroom + 2.5 Bath + Rooftop

SQ FT: 1,490 SF

YEAR BUILT: 2011

TAX: \$3,315.69 (2022)

STRATA FEES: \$670.94

FEATURES

PARKING: 2 Side by side - (Level 2 - 61/62)

LOCKER: Level 2 Locker #1

PETS: One Dog or One Cat

RENTALS: Minimum 1 Month

ELEMENTARY: Brentwood Park Elementary

HIGH SCHOOL: Alpha Secondary



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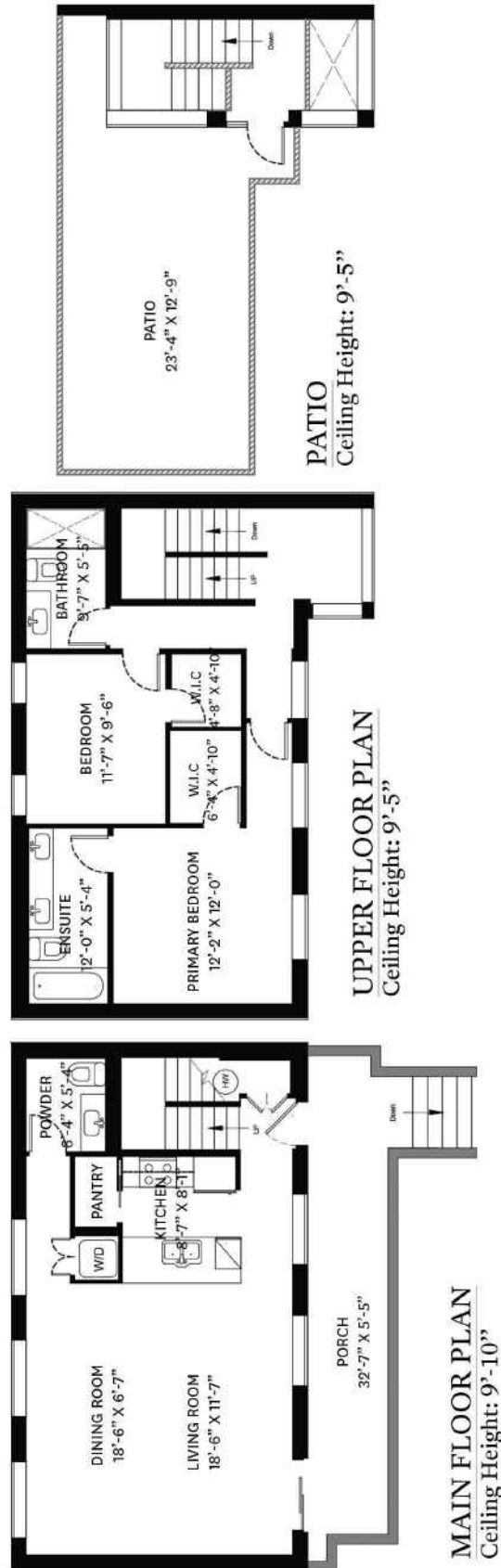
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2222 DOUGLAS ROAD, BURNABY, BC

MAIN FLOOR TOTAL: 725 SQ.FT. PORCH: 187 SQ. FT.
UPPER FLOOR TOTAL: 765 SQ.FT. PATIO: 332 SQ. FT.
TOTAL: 1,490 SQ.FT.



floor plan designed by
ishot.ca Enterprises Inc.
604-368-7979
<http://ishot.ca>

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*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES.
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.

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Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
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Active
R2765563
 Board: V
 Townhouse

2222 DOUGLAS ROAD
 Burnaby North
 Brentwood Park
 V5C 5A7

Residential Attached
\$1,199,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **3**
 Frontage(metres): Full Baths: **2**
 Depth / Size (ft.): Half Baths: **1**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **028-741-943**
 View: **Yes : Metrotown**
 Complex / Subdiv: **Affinity**
 First Nation:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,199,000**
 Approx. Year Built: **2011**
 Age: **12**
 Zoning: **RM5**
 Gross Taxes: **\$3,315.69**
 For Tax Year: **2022**
 Tax Inc. Utilities?: **No**
 Tour:

Style of Home: **2 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** 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**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Legal: **STRATA LOT 1, PLAN BCS4311, DISTRICT LOT 125, 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 V**

Amenities: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage**

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

Finished Floor (Main): **725**
 Finished Floor (Above): **765**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,490 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,490 sq. ft.**

Units in Development:
 Exposure: **South**
 Mgmt. Co's Name: **Rancho**
 Maint Fee: **\$670.94**
 Maint Fee Includes: **Caretaker, Gardening, Gas, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **291** Locker: **Yes**
 Storeys in Building:
 Mgmt. Co's #: **604-684-4508**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht:
 # of Kitchens: **0**

of Levels: **2**
 # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Minimum 1 month**
 # of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	8'7" x 8'1"			x	1	Main	2	No
Main	Living Room	18'6" x 11'7"			x	2	Above	5	Yes
Main	Dining Room	18'6" x 6'7"			x	3	Above	3	No
Above	Primary Bedroom	12'2" x 12'			x	4			
Above	Walk-In Closet	6'4" x 4'10"			x	5			
Above	Bedroom	11'7" x 9'6"			x	6			
Above	Walk-In Closet	4'8" x 4'10"			x	7			
Above	Patio	23'4" x 12'9"			x	8			

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

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REA Full Public
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