



Presented by:
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stilhavn
 REAL ESTATE SERVICES

Active
R3037065

Board: V
 Apartment/Condo

5306 4880 LOUGHEED HIGHWAY

Burnaby North
 Brentwood Park
 V5C 0N1

Residential Attached

\$1,248,800 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,248,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: RM5S
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,734.95
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 032-175-850	Tax Inc. Utilities?:
View: Yes : 270°, MOUNTAINS TO GULF		Tour:
Complex / Subdiv: CONCORD BRENTWOOD HILLSIDE EAST		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
 # of Fireplaces: **R.I. Fireplaces:**
 Fireplace Fuel:
 Fuel/Heating: **Heat Pump**
 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**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 488, PLAN EPS8519, DISTRICT LOT 124, 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: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): 1,059	Units in Development:	Tot Units in Strata: 898	Locker: Yes
Finished Floor (Above): 0	Exposure: East, South	Storeys in Building: 55	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: RANCHO	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$593.10	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 1,059 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,059 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets: 2	Cats: Yes Dogs: Yes
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'9 x 11'0	1	Main	5	Yes
Main	Dining Room	11'4 x 6'11	2	Main	3	No
Main	Kitchen	13'1 x 8'5	3			
Main	Primary Bedroom	10'0 x 9'11	4			
Main	Bedroom	11'8 x 10'7	5			
Main	Walk-In Closet	9'10 x 3'9	6			
Main	Den	6'9 x 5'0	7			
		x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Sub-penthouse at Concord Brentwood Hillside East with unobstructed, 270° views from the mountains & Indian Arm to Mt. Baker to Metrotown then all the way to the Gulf Islands! This south facing, 2 bedroom, 2 bathroom corner suite offers 1,059 sqft of modern living plus an incredible 638 sqft of heated outdoor space. Expansive, corner sliding doors fully open to seamlessly blend indoors & out—expanding your living space and perfect for entertaining. Morning coffees and evening glasses of wine have never had it so good! Sleek, contemporary design & open layout with quality finishings & air conditioning. The complex offers exceptional amenities, 24/7 concierge, and is just a short walk to vibrant Brentwood Mall & Skytrain. One parking & storage locker included. Open: Sun, Aug 17, 2-4