



Presented by:  
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**Active**  
**R2493335**  
 Board: V  
 Apartment/Condo

**601 6689 WILLINGDON AVENUE**  
 Burnaby South  
 Metrotown  
 V5H 3Y8

Residential Attached  
**\$467,000** (LP)  
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **Associa**  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **Yes: Greenery & City**  
 Complex / Subdiv: **Kensington House**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Maint. Fee: **\$367.00**

Original Price: **\$467,000**  
 Approx. Year Built: **1975**  
 Age: **45**  
 Zoning: **CD**  
 Gross Taxes: **\$1,987.12**  
 For Tax Year: **2020**  
 Tax Inc. Utilities?:  
 P.I.D.: **001-311-824**  
 Tour: **Virtual Tour URL**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>Covered Parking: 1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage; Underground, Visitor Parking</b>	Locker: <b>Y</b>
Exterior: <b>Concrete</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>80</b>	Total Units in Strata: <b>80</b>
Rain Screen:	Title to Land: <b>Freehold Strata</b>	
Renovations:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>:</b>	
Fireplace Fuel:	Fixtures Rmvd: <b>:</b>	
Fuel/Heating: <b>Hot Water</b>	Floor Finish: <b>Laminate, Tile</b>	
Outdoor Area: <b>Balcony(s)</b>		
Type of Roof: <b>Tar &amp; Gravel</b>		

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 27 PLAN NWS375 DISTRICT LOT 151 LAND DISTRICT 1 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**  
 Amenities: **Elevator, Garden, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Storage**

Site Influences: **Central Location, Private Setting, Shopping Nearby**  
 Features: **Dishwasher, Drapes/Window Coverings, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	8'2 x 8'2			x			x
Main	Kitchen	8'2 x 7'5			x			x
Main	Living Room	16'11 x 11'8			x			x
Main	Bedroom	10'4 x 9'4			x			x
Main	Master Bedroom	12'11 x 11'0			x			x
Main	Foyer	13'8 x 3'9			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>906</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>906 sq. ft.</b>	# or % of Rentals Allowed: <b>10%</b>			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>906 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX Masters Realty**

**Private, yet centrally located, Kensington House is tucked in, overlooking the luscious greenery of Central Park. Lovingly cared for and immaculately maintained, this home welcomes you with charm & good vibes. It offers 2 spacious bdrms, 1.5 baths, open layout & big, sunny balcony- great for your morning cup of coffee. All amenities, including Metrotown, shopping, skytrain station & the beautiful Central park are at your door step, with excellent bike & transit score. Being in a well maintained concrete building is also a bonus. In case a cute pet is part of your family that's allowed too (2 cats/dogs are allowed). If you treasure comfort, privacy and urban care free living right in the heart of Metrotown, you will most likely be the next owner. Call to view! You will love what you see!**