

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2021
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	3
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	MF
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,197.78
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	272.65	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-516-173

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground, Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate, Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Burnaby Mountains
<b>Mgmt. Company:</b>	Rancho Management Services
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity, Natural Gas, Sanitary Sewer, Water
<b>Legal:</b>	STRATA LOT 88 DISTRICT LOT 9 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7495 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Air Cond./Central, Bike Room, Club House, Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room
<b>Site Influences:</b>	Central Location, Recreation Nearby, Shopping Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest., Rentals Not Allowed
<b>Listing Broker(s):</b>	Royal LePage Brent Roberts Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'8 x 7'7			
Main	Dining Room	7'11 x 5'10			
Main	Kitchen	12'2 x 7'7			
Main	Bedroom	9'11 x 7'5			
Main	Walk-In Closet	6'7 x 5'8			
Main	Foyer	7'10 x 3'7			

<b>Finished Floor (Main):</b>	461 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	461 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	461 sqft	<b># Of Pets:</b>	Cats: Yes, Dogs: No			

Introducing 567 Clarke + Como by Marcon, nestled in Burquitlam. This 1 bed, 1 bath, 461 sq ft haven promises luxury in a coveted locale. With contemporary design, 9' ceilings, and premium finishes, comfort meets style. Enjoy serene Burnaby mountain views. The multi-level clubhouse offers a party lounge, basketball court, table tennis, steam, sauna, karaoke room, music room (with piano), kids playroom, x2 fitness rooms, and x2 guest suites. Conveniently located near shopping, transit, and dining, every need is met. Experience modern living at 567 Clarke + Como. Discover this exceptional residence today! PRIVATE SHOWINGS SUNDAY JUNE 30 2PM-4PM- PLEASE CALL IVO LEEMET @ 604-726-5226