## 211 6888 ROYAL OAK AVENUE BURNABY

Metrotown, V5J 4J2

Residential	Attached
\$734	,900 (LP)

Apartment/Condo		Metro	town, V5J 4J2			\$734,900
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	ilt: 2012	2
Frontage (ft):		Bathrooms:	2	Age:	12	
Lot Area:		Full Baths:	2	Zoning:	CD	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,9	04.50
Rear Yard Exp:	East	Maint. Fee:	308.12	For Tax Year:	2023	3
/iew:	No			P.I.D.:	028-	-927-672
Style of Home:	1 Storey		Parking:	Total: 2 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Brick, Mixed, Wood		Parking Access:	Side		
oundation:	- ,,		Parking:	Garage; Undergro	ound	
Rain Screen:			Locker:	Yes		
Renovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Electric		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:	100		
Type of Roof:	Tar & Gravel		Fixtures Leased:	No		
Floor Finish:	Tile,Vinyl/Linoleum		Fixtures Rmvd:	No		
/iew:	No					
-	No					
Mgmt. Company: Complex / Subdiv:	KABANA					
Mgmt. Company: Complex / Subdiv:	KABANA Electricity,Water					
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	KABANA Electricity,Water STRATA LOT 21, PLA	N BCS4499, DISTRICT LOT 98, Y IN PROPORTION TO THE UN				N INTEREST IN T
Agmt. Company: Complex / Subdiv: Services Connected: Legal:	KABANA Electricity,Water STRATA LOT 21, PLA	Y IN PROPORTION TO THE UN				AN INTEREST IN T
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun	Y IN PROPORTION TO THE UN				AN INTEREST IN T
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun	Y IN PROPORTION TO THE UN dry reation Nearby,Shopping Nearby				AN INTEREST IN T
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr	Y IN PROPORTION TO THE UN dry reation Nearby,Shopping Nearby				AN INTEREST IN T
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Seatures: Bylaw Restric:	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW				AN INTEREST IN T
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW				
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: eatures: Bylaw Restric: isting Broker(s):	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca	IT ENTITLEMENT OF THE STR	ATA LOT AS SHOWN O	N FORM V	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca <b>Dimensions</b>	IT ENTITLEMENT OF THE STR	ATA LOT AS SHOWN O	N FORM V	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca <b>Dimensions</b> 11' x 11'	IT ENTITLEMENT OF THE STR	ATA LOT AS SHOWN O	N FORM V	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat <b>Type</b> Living Room Dining Room	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca <b>Dimensions</b> 11' x 11' 11' x 8'	IT ENTITLEMENT OF THE STR	ATA LOT AS SHOWN O	N FORM V	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat <b>Type</b> Living Room Dining Room Kitchen	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca <b>Dimensions</b> 11' x 11' 11' x 8' 9' x 9'	IT ENTITLEMENT OF THE STR	ATA LOT AS SHOWN O	N FORM V	
Agmt. Company: Complex / Subdiv: Services Connected: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): loor Iain Iain Iain	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca Dimensions 11' x 11' 11' x 8' 9' x 9' 11' x 10' 13' x 8'	IT ENTITLEMENT OF THE STR	ATA LOT AS SHOWN O	DIMEN	nsions
Igmt. Company: Complex / Subdiv: Services Connected: egal: menities: Site Influences: Features: Bylaw Restric: Listing Broker(s): loor lain lain lain lain	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca Dimensions 11' x 11' 11' x 8' 9' x 9' 11' x 10' 13' x 8' # Of Rooms:	Floor	ATA LOT AS SHOWN O Type Bathroom Floor	Dimen	nsions Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: Amenities: Site Influences: Seatures: Bylaw Restric: Asylaw Restric: Asyl	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr CithWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom 861 sqft 0 sqft	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca Dimensions 11' x 11' 11' x 8' 9' x 9' 11' x 10' 13' x 8' # Of Rooms: # Of Kitchens:	Floor 5 1	ATA LOT AS SHOWN O Type Bathroom Floor Main	Dimen	nsions Ensuite? Yes
Agmt. Company: Complex / Subdiv: Services Connected: Amenities: Site Influences: Seatures: Bylaw Restric: Astring Broker(s): Coor Iain Iain Iain Iain Iain Iain Iain Iain	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat Eliving Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom 861 sqft 0 sqft 0 sqft	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca Dimensions 11' x 11' 11' x 8' 9' x 9' 11' x 10' 13' x 8' # Of Rooms: # Of Kitchens: # Of Levels:	Floor	ATA LOT AS SHOWN O Type Bathroom Floor	Dimen	nsions Ensuite?
Agmt. Company: Complex / Subdiv: Services Connected: egal: Amenities: Site Influences: Features: Bylaw Restric: isting Broker(s): Floor Main Main Main Main Main Main Main Main	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat Living Room Dining Room Kitchen Primary Bedroom Bedroom 861 sqft 0 sqft 0 sqft 0 sqft	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca Dimensions 11' x 11' 11' x 8' 9' x 9' 11' x 10' 13' x 8' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor 5 1	ATA LOT AS SHOWN O Type Bathroom Floor Main	Dimen	nsions Ensuite? Yes
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Connected: Site Influences: Features: Solution: Site Influences: Features: Solution: Site Influences: Features: Solution: Site Influences: Features: Solution: Site Influences: Features: Solution: Site Influences: Features: Site Influences: Features: Site Influences: Site Influences:	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom 861 sqft 0 sqft 0 sqft 0 sqft 861 sqft	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca Dimensions 11' × 11' 11' × 8' 9' × 9' 11' × 10' 13' × 8' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor 5 1 1	ATA LOT AS SHOWN O Type Bathroom Floor Main	Dimen	nsions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Besmt): Finished Floor (Total): Jufinished Floor:	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom 861 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca Dimensions 11' x 11' 11' x 8' 9' x 9' 11' x 10' 13' x 8' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	Floor 5 1 1 None	ATA LOT AS SHOWN O Type Bathroom Floor Main	Dimen	nsions Ensuite? Yes
Mgmt. Company: Complex / Subdiv: Services Connected:	KABANA Electricity,Water STRATA LOT 21, PLA COMMON PROPERT Elevator,In Suite Laun Central Location,Recr ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest. Oneflatfee.ca, Oneflat Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom 861 sqft 0 sqft 0 sqft 0 sqft 861 sqft	Y IN PROPORTION TO THE UN adry reation Nearby,Shopping Nearby ve/DW tfee.ca Dimensions 11' × 11' 11' × 8' 9' × 9' 11' × 10' 13' × 8' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Floor 5 1 1	ATA LOT AS SHOWN O Type Bathroom Floor Main Main	Dimen	nsions Ensuite? Yes

Live in the heart of Metrotown at KABANA! This well-appointed suite offers convenience and comfort, within walking distance to Royal Oak Skytrain Station, Metrotown Shopping Center, and an array of amenities. Featuring a modern kitchen with stainless steel appliances, granite countertops, and a spacious living area, this home is perfect for entertaining. Brand new vinyl flooring and freshly painted! The split floorplan provides added privacy, with the large primary bedroom equipped with a walk-through closet and ensuite bathroom. Enjoy the peaceful courtyard from the suite entrance. With 2 parking spots and 1 storage locker included, this is a rare find in a highly sought-after location.

COTCIC. Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.