303 7063 HALL AVENUE BURNABY

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Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2007	
Frontage (ft):		Bathrooms:	2	Age:	17	
Lot Area:		Full Baths:	2	Zoning:	CD	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,289.03	
Rear Yard Exp:		Maint. Fee:	521.32	For Tax Year:	2023	
View:	Yes			P.I.D.:	026-956-28	34
Style of Home:	Corner Unit,End Unit		Parking:	Total: 1 - Covered: 1		
Construction:	Concrete,Concrete Fra	ame	Covered Parking:	1		
Exterior:	Concrete, Glass		Parking Access:	Side		
oundation:			Parking:	Garage; Undergrour	nd,Visitor Parking	
Rain Screen:	Full		Locker:	Yes		
Renovations:			Units in Dev:	212 - Total Units in S	Strata: 212	
t of Fireplaces:	1 - Fuel: Electric		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck	<(s)	PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:	No		
Floor Finish:	Mixed, Tile, Carpet		Fixtures Rmvd:			
View: Mgmt. Company: Complex / Subdiv: Services Connected:		IT - 604-635-5064 ,Sanitary Sewer,Storm Sewer,W		B LAND DISTRICT TOGE	THER WITH AN INTE	-REST IN TH
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	TRIBE MANAGEMEN EMERSON Community,Electricity, STRATA LOT 21, PLA COMMON PROPERT In Suite Laundry,Recr Central Location,Priva ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest.,	IT - 604-635-5064 Sanitary Sewer,Storm Sewer,W N BCS2183, DISTRICT LOT 95 Y IN PROPORTION TO THE U reation Center ate Yard,Recreation Nearby,Sho ve/DW,Fireplace Insert,Garage Rentals Not Allowed	, GROUP 1, NEW WESTMINSTE NIT ENTITLEMENT OF THE STF pping Nearby			
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Welcome home to Emerson by Bosa in Highgate Village! A fabulous 3 Bed corner unit with beautiful mountain and city views. Close to 1200 sqft of living space incl: a gourmet Kitch with stone counters, gas stove, mixed floor thruout, huge PRBdrm with deck, walk-thru closets, ensuite w/double sinks & glass shower. Lg 2nd Bdrm & good sized 3rd Bedrm with a door & window to use as a bedrm, office, yoga studio or as you wish! Steps to bus, skytrain, groceries, pharmacy, rest/pubs, Edmonds Comm Centre, library & more! Bonus: Enjoy the RARE & impressive gated yard Emerson offers...Great for kids, pets or peaceful zen-time whenever you want. Also rare, 1 EXTRA LG Parking Stall! 1 Storgae Locker. Excellent Value, Don't miss out - this one's a 10/10! Open House Sun Jun 30, 2pm-4pm



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