## 303 7063 HALL AVENUE BURNABY

Highgate, V5E 0A5

| Lot Area:<br>Flood Plain: No<br>Rear Yard Exp:<br>/iew: Yes<br>Style of Home: Corri<br>Construction: Con<br>Exterior: Con<br>Foundation:<br>Rain Screen: Full<br>Renovations:<br># of Fireplaces: 1 - F<br>Nater Supply: City,<br>Fuel/Heating: Bas<br>Dutdoor Area: Balo<br>Dutdoor Area: Balo<br>Floor Finish: Carp<br>View: Yes<br>Mgmt. Company: TRI<br>Complex / Subdiv: EMI<br>Services Connected: Corrights  | ner Unit,End Unit<br>icrete,Concrete Frame<br>icrete,Glass<br>Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>sh-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604 | Bedrooms:<br>Bathrooms:<br>Full Baths:<br>Half Baths:<br>Maint. Fee:                    | 3<br>2<br>2<br>0<br>521.32<br>Parking:<br>Covered Parking:<br>Parking Access:<br>Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:<br>Fixtures Rmvd: | Approx. Year Built<br>Age:<br>Zoning:<br>Gross Taxes:<br>For Tax Year:<br>P.I.D.:Total: 1 - Covered:<br>1<br>Side<br>Garage; Undergro<br>Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes<br>No | 17<br>CD<br>\$2,2<br>2023<br>026-<br>1<br>1<br>und,Visitor Parkin | 89.03<br>}<br>956-284 |
|---|---|---|--|--|---|-----------------------|
| Frontage (ft):<br>Lot Area:<br>Flood Plain: No<br>Rear Yard Exp:<br>View: Yes<br>Style of Home: Corr<br>Construction: Con<br>Exterior: Con<br>Foundation:<br>Rain Screen: Full<br>Renovations:<br># of Fireplaces: 1 - F<br>Water Supply: City<br>Fuel/Heating: Bas<br>Dutdoor Area: Balc<br>Type of Roof: Torc<br>Floor Finish: Carp<br>View: Yes<br>Mgmt. Company: TRI<br>Complex / Subdiv: EMI<br>Services Connected: Corr<br>Loggl: STF                     | ner Unit,End Unit<br>icrete,Concrete Frame<br>icrete,Glass<br>Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>sh-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604 | Full Baths:<br>Half Baths:  | 2<br>2<br>0<br>521.32<br>Parking:<br>Covered Parking:<br>Parking Access:<br>Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:                        | Age:<br>Zoning:<br>Gross Taxes:<br>For Tax Year:<br>P.I.D.:<br>Total: 1 - Covered:<br>1<br>Side<br>Garage; Undergro<br>Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes                         | 17<br>CD<br>\$2,2<br>2023<br>026-<br>1<br>1<br>und,Visitor Parkin | 89.03<br>}<br>956-284 |
| .ot Area: No   Rear Yard Exp: View:   View: Yes   Style of Home: Corr   Construction: Con   Construction: Con   Style of Home: Corr   Construction: Con   Sterior: Con   Foundation: Rain Screen:   Ranovations: Full   Renovations: Full   Store Supply: City;   Fuel/Heating: Bas   Dutdoor Area: Balo   Spe of Roof: Torc   Floor Finish: Carp   View: Yes   View: Yes   Mgmt. Company: TRI   Complex / Subdiv: EMI   Services Connected: Corr   carple: STF | ner Unit,End Unit<br>icrete,Concrete Frame<br>icrete,Glass<br>Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>sh-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604 | Half Baths:   | 2<br>0<br>521.32<br>Parking:<br>Covered Parking:<br>Parking Access:<br>Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:                             | Zoning:<br>Gross Taxes:<br>For Tax Year:<br>P.I.D.:<br>Total: 1 - Covered:<br>1<br>Side<br>Garage; Undergro<br>Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes                                 | \$2,2<br>2023<br>026-<br>1<br>und,Visitor Parkin                  | 3<br>956-284          |
| Rear Yard Exp:   View: Yes   Style of Home: Corr   Construction: Con   Construction: Con   Soundation: Rain Screen:   Renovations: Full   Renovations: 1 - F   Vater Supply: City.   Fuel/Heating: Bas   Dutdoor Area: Balo   Ype of Roof: Tor   Floor Finish: Carp   View: Yes   Mgmt. Company: TRI   Complex / Subdiv: EMI   Services Connected: Corr   orticle Corr  | ner Unit,End Unit<br>icrete,Concrete Frame<br>icrete,Glass<br>Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>sh-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604 |   | 0<br>521.32<br>Parking:<br>Covered Parking:<br>Parking Access:<br>Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:                                  | Gross Taxes:<br>For Tax Year:<br>P.I.D.:<br>Total: 1 - Covered:<br>1<br>Side<br>Garage; Undergro<br>Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes  | 2023<br>026-<br>1<br>und,Visitor Parki                            | 3<br>956-284          |
| View: Yes   Style of Home: Corr   Construction: Con   Construction: Con   Exterior: Con   Foundation: Rain Screen:   Fain Screen: Full   Renovations: Full   # of Fireplaces: 1 - F   Nater Supply: City.   Fuel/Heating: Bas   Dutdoor Area: Balo   Type of Roof: Tord   Floor Finish: Carp   View: Yes   Mgmt. Company: TRII   Complex / Subdiv: EMI   Services Connected: Corr   | ner Unit,End Unit<br>icrete,Concrete Frame<br>icrete,Glass<br>Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>sh-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604 | Maint. Fee:   | Parking:<br>Covered Parking:<br>Parking Access:<br>Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:   | P.I.D.:<br>Total: 1 - Covered:<br>1<br>Side<br>Garage; Undergro<br>Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes   | 2023<br>026-<br>1<br>und,Visitor Parki                            | 3<br>956-284          |
| Yiew: Yes   Style of Home: Correl   Construction: Construction:   Construction: Construction:   Stain Screen: Construction:   Stain Screen: Full   Renovations: Full   Storer Supply: City   Studoor Area: Balo   Suddoor Area: Balo   Vater Supply: City   Suddoor Area: Balo   Vater Supply: City   Suddoor Area: Balo   View: Yes   View: Yes   Mgmt. Company: TRII   Complex / Subdiv: EMI   Services Connected: Corr   acal: STF                           | ner Unit,End Unit<br>icrete,Concrete Frame<br>icrete,Glass<br>Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>sh-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604 |   | Parking:<br>Covered Parking:<br>Parking Access:<br>Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:   | Total: 1 - Covered:<br>1<br>Side<br>Garage; Undergro<br>Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes  | 026-<br>1<br>und,Visitor Parkin                                   | 956-284               |
| Construction: Con   Exterior: Con   Foundation: Con   Rain Screen: Full   Renovations: Full   # of Fireplaces: 1 - F   Mater Supply: City.   Fuel/Heating: Bas   Dutdoor Area: Balo   Floor Finish: Carp   View: Yes   View: Yes   Complex / Subdiv: EMI   Services Connected: Corp   Logal: STF  | crete,Concrete Frame<br>icrete,Glass<br>Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604                       |   | Covered Parking:<br>Parking Access:<br>Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:   | 1<br>Side<br>Garage; Undergro<br>Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes   | und,Visitor Parki   | ng                    |
| Exterior: Con<br>Foundation:<br>Rain Screen: Full<br>Renovations:<br>Fof Fireplaces: 1 - F<br>Vater Supply: City,<br>Fuel/Heating: Bas<br>Dutdoor Area: Bald<br>Type of Roof: Tord<br>Floor Finish: Carp<br>View: Yes<br>Mgmt. Company: TRI<br>Complex / Subdiv: EMI<br>Services Connected: Corr<br>carp  | Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   | Parking Access:<br>Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:   | Side<br>Garage; Undergro<br>Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes  |   | ng                    |
| Foundation:<br>Rain Screen: Full<br>Renovations:<br>For Fireplaces: 1 - F<br>Vater Supply: City,<br>Fuel/Heating: Bas<br>Dutdoor Area: Balo<br>Type of Roof: Torc<br>Floor Finish: Carp<br>View: Yes<br>Mgmt. Company: TRI<br>Complex / Subdiv: EMI<br>Services Connected: Corr<br>again STF  | Fuel: Electric<br>/Municipal<br>eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   | Parking:<br>Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:  | Garage; Undergro<br>Yes<br>212 - Total Units ir<br>Freehold Strata<br>Yes  |   | ng                    |
| tain Screen: Full   tenovations: 1 - F   of Fireplaces: 1 - F   Vater Supply: City,   tuel/Heating: Bas   Dutdoor Area: Balo   type of Roof: Torc   loor Finish: Carp   //iew: Yes   //iew: Subdiv:   Emplex / Subdiv: EMI   Services Connected: Corr   orapli: STF  | /Municipal<br>eboard,Electric<br>eny(s) Patio(s) Dck(s)<br>ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   | Locker:<br>Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:  | Yes<br>212 - Total Units in<br>Freehold Strata<br>Yes  |   | ng                    |
| Venovations:<br>of Fireplaces: 1 - F<br>/ater Supply: City.<br>uel/Heating: Bas<br>butdoor Area: Bala<br>ype of Roof: Torc<br>loor Finish: Carp<br>/iew: Yes<br>Mgmt. Company: TRII<br>complex / Subdiv: EMI<br>Services Connected: Corr<br>areal: STF  | /Municipal<br>eboard,Electric<br>eny(s) Patio(s) Dck(s)<br>ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   | Units in Dev:<br>Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:   | 212 - Total Units in<br>Freehold Strata<br>Yes   | o Strata: 212   |                       |
| of Fireplaces: 1 - F<br>/ater Supply: City.<br>uel/Heating: Bas<br>butdoor Area: Balo<br>ype of Roof: Torc<br>loor Finish: Carp<br>/iew: Yes<br>Igmt. Company: TRII<br>complex / Subdiv: EMI<br>cervices Connected: Corr<br>agal: STF   | /Municipal<br>eboard,Electric<br>eny(s) Patio(s) Dck(s)<br>ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   | Distance to:<br>Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:  | Freehold Strata<br>Yes   | n Strata: 212   |                       |
| /ater Supply: City,   uel/Heating: Bas   putdoor Area: Balo   ype of Roof: Torc   loor Finish: Carp   /iew: Yes   /igmt. Company: TRI   complex / Subdiv: EMI   corror STF  | /Municipal<br>eboard,Electric<br>eny(s) Patio(s) Dck(s)<br>ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   | Title to Land:<br>Property Disc:<br>PAD Rental:<br>Fixtures Leased:  | Yes  |   |                       |
| uel/Heating: Bas   uutdoor Area: Balo   ype of Roof: Torc   loor Finish: Carp   iew: Yes   igmt. Company: TRI   complex / Subdiv: EMI   ervices Connected: Corporal:  | eboard,Electric<br>cny(s) Patio(s) Dck(s)<br>ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   | Property Disc:<br>PAD Rental:<br>Fixtures Leased:  | Yes  |   |                       |
| utdoor Area: Balo   ype of Roof: Torc   loor Finish: Carp   iew: Yes   igmt. Company: TRI   complex / Subdiv: EMI   ervices Connected: Corporal:  | eny(s) Patio(s) Dck(s)<br>eh-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604  |   | PAD Rental:<br>Fixtures Leased:  |  |   |                       |
| ype of Roof: Torc<br>loor Finish: Car<br>liew: Yes<br>Igmt. Company: TRII<br>complex / Subdiv: EMI<br>cervices Connected: Corr<br>oggit: STF  | ch-On<br>pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604  |   | Fixtures Leased:   | No   |   |                       |
| loor Finish: Car<br>/iew: Yes<br>/igmt. Company: TRII<br>Complex / Subdiv: EMI<br>Services Connected: Corr<br>caral: STF  | pet,Mixed,Tile<br>: CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   |  | No   |   |                       |
| /iew: Yes<br>Mgmt. Company: TRII<br>Complex / Subdiv: EMI<br>Services Connected: Con<br>services STF  | : CITY & MOUNTAINS<br>BE MANAGEMENT - 604   |   | Fixtures Rmvd:   |  |   |                       |
| Agmt. Company: TRI<br>Complex / Subdiv: EMI<br>Services Connected: Com  | BE MANAGEMENT - 604   |   |  |  |   |                       |
| Amenities: In S<br>Site Influences: Cer<br>Features: Cith<br>Bylaw Restric: Pets  | MMON PROPERTY IN Pl<br>oute Laundry,Recreation<br>Intral Location,Private Yarc<br>Wsh/Dryr/Frdg/Stve/DW,<br>s Allowed w/Rest.,Rentals   | ROPORTION TO THE UN<br>Center<br>d,Recreation Nearby,Shopp<br>Fireplace Insert,Garage D |  |  |   |                       |
| isting Broker(s): RE/   | MAX All Points Realty   |   |  |  |   |                       |
| loor Type   |   | Dimensions  | Floor  | Туре   | Dimen   | sions                 |
|   |   | 15'10 x 10'4  |  |  |   |                       |
| ain Kitche  |   | 9'11 x 8'4  |  |  |   |                       |
|   | -   | 1'11 x 8'11   |  |  |   |                       |
|   | ,   | 4'2 x 11'6  |  |  |   |                       |
| lain Bedro  |   | 10'7 x 10'2   |  |  |   |                       |
| ain Bedro   | oom 8   | 3'11 x 8'5  |  |  |   |                       |
| nished Floor (Main): 1,18   | 32 sqft   | # Of Rooms:   | 6  | Bathroom Floor   | # of Pieces   | Ensuite?              |
| nished Floor (Above): 0 sq  | •   | # Of Kitchens:  | 1  | Main   | 4   | Yes                   |
| nished Floor (Below): 0 so  |   | # Of Levels:  | 1  | Main   | 4   | No                    |
|   |   | Crawl/Bsmt Height:  |  |  |   |                       |
| INISHED FIOOR (DSINU): U SO   |   | Basement:   | None   |  |   |                       |
|   | •   |   |  | l l  |   |                       |
|   | 32 sqft   | # or % of Rentals Allo  | wed:   |  |   |                       |

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 gournet 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 July 14, 2pm-4pm



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.