

**PJ** Paul Wu  
Jarvis Wong

#406 - 6689 Willingdon Ave  
Burnaby



**\$459,000**

1 BEDROOM

1 FULL BATH

TOTAL AREA: 660 SF

PARKING: 1

TAXES: \$ 1,134

EXPOSURE: SOUTHWEST

## Welcome Home!

- This exquisite 1 bedroom corner suite offers a lifestyle of convenience, boasting a sunny southern exposure and captivating views across Richmond to the Gulf Islands.
- Additionally, enjoy the beauty of Central Park trails and activities at your doorstep, creating a picturesque backdrop right from your windows.
- The convenience factor is unmatched, just a leisurely stroll away from the vibrant Metrotown, Crystal Mall, and Burnaby Public Library. Transit just steps away.
- Amenities feature indoor pool, sauna and visitor parking.
- Building upgraded with new elevators. Unit has large covered patio, new fridge, 1 underground parking stall, storage, hot water heating.

**Grand Central**  
REALTY

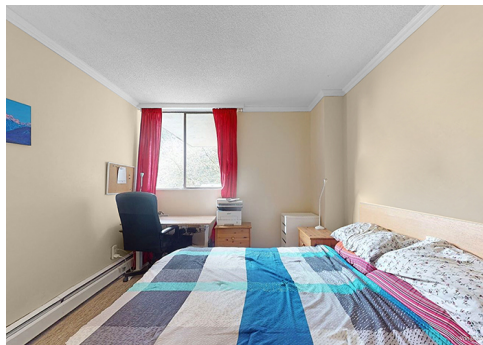
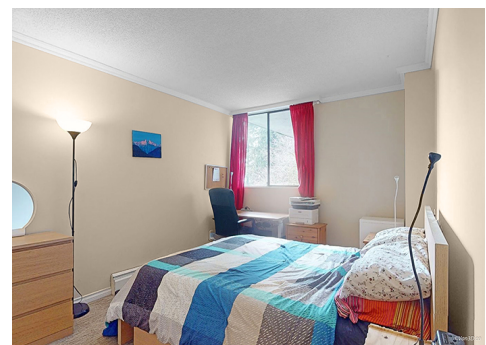
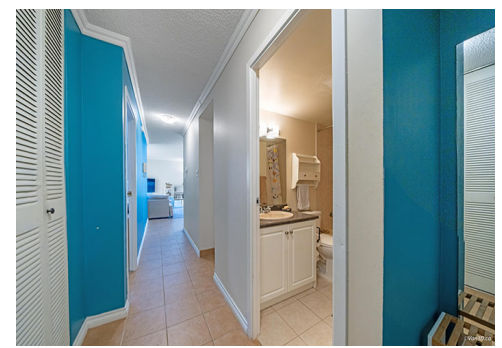
We Provide Professional Showing & E Marketing

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Paul Wu



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Jarvis Wong

**Active**  
**R2855436**  
Board: V  
Apartment/Condo

**406 6689 WILLINGDON AVENUE**

Burnaby South  
Metrotown  
V5H 3Y8

Residential Attached

**\$459,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$459,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1975</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>49</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM4</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,134.26</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2023</b>
Exposure: <b>Southwest</b>	Maint. Fee: <b>\$558.71</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>001-311-743</b>
Mgmt. Co's Name: <b>Associa Management</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-714-1547</b>		
View: <b>:</b>		
Complex / Subdiv: <b>Kensington House</b>		
Services Connected: <b>Electricity</b>		
Sewer Type: <b>Sanitation</b>		

Style of Home: **1 Storey**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Baseboard, Hot Water**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Other**

Reno. Year:  
 R.I. Plumbing:  
 Metered Water:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single, None, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit: **2 BLKS**  
 Units in Development: **79** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **79**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Heat, Hot Water**  
 Legal: **STRATA LOT 20, PLAN NWS375, DISTRICT LOT 151, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Pool; Indoor**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 11'5			x			x
Main	Kitchen	9'6 x 7'4			x			x
Main	Dining Room	10'7 x 5'4			x			x
Main	Primary	14'6 x 10'2			x			x
Main	Foyer	8'7 x 5'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>660</b>	# of Rooms: <b>5</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	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>660 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest.</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>660 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Sutton Group - 1st West Realty - Eddie Yan**

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**Sutton Group - 1st West Realty**  
3012 Boundary Road, Burnaby

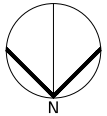
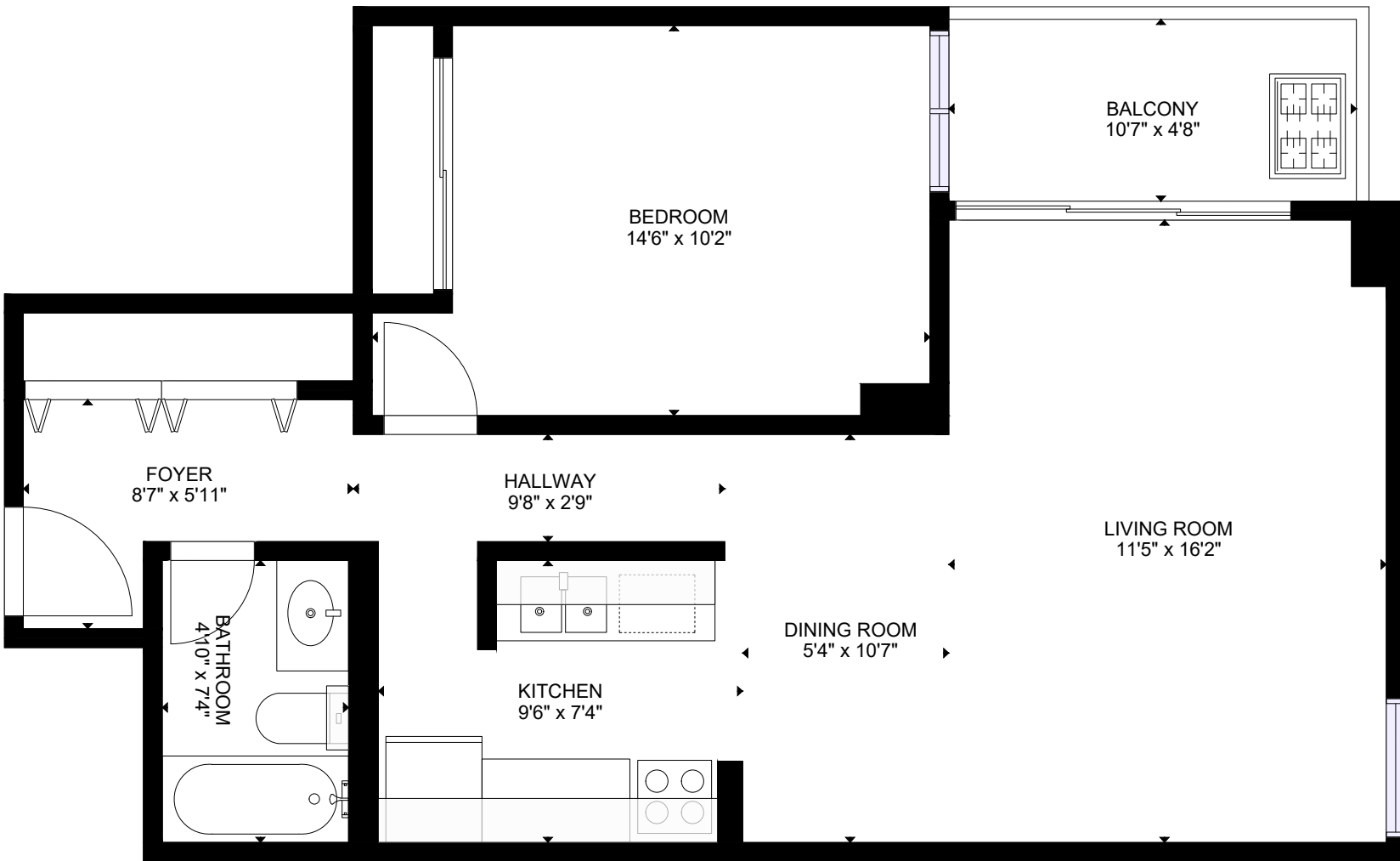
The above information is provided by members of the Real Estate Board of Greater Vancouver Board and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates Personal Real Estate Corporation.

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GROSS INTERNAL AREA  
TOTAL: 666 SQ. FT.  
EXCLUDED AREA  
BALCONY: 56 SQ. FT.

406-6689 WILLINGDON AVE  
BURNABY



\*\*While all reasonable attempts have been made to ensure accuracy and square footage and room dimension are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed.



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