

**Active**  
**R2615690**  
 Board: V  
 Apartment/Condo

**2703 6538 NELSON AVENUE**

Burnaby South  
 Metrotown  
 V5H 0G5

Residential Attached

**\$998,000** (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$998,000**  
 Meas. Type: Bedrooms: **3** Approx. Year Built: **2017**  
 Frontage(feet): Bathrooms: **2** Age: **4**  
 Frontage(metres): Full Baths: **2** Zoning: **APT**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,103.37**  
 Sq. Footage: **0.00** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **030-160-138** Tax Inc. Utilities?:  
 View: **Yes WATER, MOUNTAIN, CITY** Tour:  
 Complex / Subdiv: **MET 2**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 192, PLAN EPS4147, DISTRICT LOT 152, 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 V**

Amenities: **Air Cond./Central, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): <b>1,009</b>	Units in Development:	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Southwest</b>	Stores in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>RANCHO</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$610.99</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>1,009 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,009 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'2 x 11'0			x	1	Main	5	Yes
Main	Dining Room	11'2 x 8'0			x	2	Main	3	No
Main	Kitchen	9'2 x 8'11			x	3			
Main	Master Bedroom	11'0 x 10'0			x	4			
Main	Walk-In Closet	5'0 x 4'0			x	5			
Main	Bedroom	9'1 x 8'9			x	6			
Main	Bedroom	9'2 x 8'9			x	7			
Main	Foyer	3'7 x 12'0			x	8			

Listing Broker(s): **Anson Realty Ltd.**

**MET 2 by Concord Pacific, located in the heart of Metrotown and embraced by Bonsor Park and trails with skytrain station just steps away. Huge surrounding windows allow in amazing natural light and with water, mountain and city view. This luxurious 3 bed + 2 Bath high level corner unit offer custom A/C with functional layout and high ceiling and has a grand open kitchen with gas cooktop. Resort like amenities: indoor swimming pool, bowling, games room, gym, sauna, steam room, party room, yoga studio.....Walking distance to Metropolis, skytrain station, busloop, Bonsor Park and community center, library, Crystal Mall and more. This location is hard to beat and you wouldn't want to miss this! Book your private showing!**