



Presented by:
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Active
R3111851

Board: V
Apartment/Condo

903 4788 HAZEL STREET

Burnaby South
Forest Glen BS
V5H 4V9

Residential Attached

\$750,000 (LP)

(SP) **M**



Sold Date: _____ Frontage (feet): _____ Original Price: **\$798,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2001**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **25**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM5**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,060.62**
Council Apprv?: _____ Half Baths: **0** For Tax Year: **2025**
Exposure: _____ Maint. Fee: **\$477.66** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **024-923-249**
Mgmt. Co's Name: **Korecki Real Estate Services** Tour: _____
Mgmt. Co's Phone: **604-233-7772**
View: **Yes: MOUNTAIN, DEER LAKE & MT. BAKE**
Complex / Subdiv: **THE SPECTRUM**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete, Frame - Metal	Parking: Garage; Underground, Visitor Parking	Locker: Y	Dist. to School Bus: CLOSE
Exterior: Concrete, Glass, Mixed	Dist. to Public Transit: 1 BLOCK	Units in Development: 81	Total Units in Strata: 81
Foundation: Concrete Perimeter	Reno. Year: 2026	R.I. Plumbing: No	Title to Land: Freehold Strata
Rain Screen: _____	Metered Water: _____	R.I. Fireplaces: _____	Property Disc.: Yes
Renovations: Completely	# of Fireplaces: 1	Fixtures Leased: No	Fixtures Rmvd: No
Water Supply: City/Municipal		Floor Finish: Laminate, Tile	
Fireplace Fuel: Gas - Natural			
Fuel/Heating: Baseboard			
Outdoor Area: Balcony(s)			
Type of Roof: Torch-On			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **SL37, LMS4323, DL32, 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 10R V, AS APPROPRIATE.**
Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 10'6			x			x
Main	Dining Room	8'11 x 8'6			x			x
Main	Kitchen	12'2 x 8'9			x			x
Main	Primary Bedro...	15'1 x 11'3			x			x
Main	Bedroom	1' x 9'3			x			x
Main	Foyer	8'6 x 4'3			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	931	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	931 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions			5				Grg Dr Ht:
Grand Total:	931 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Allie Lau Realty Ltd.**

Quality concrete high rise Spectrum building by Bosa located on quiet side of Metrotown. This spacious 2 bed+2 bath totally renovated in move-in condition, upgraded very modern, all brand new details including painting, laminate flooring, tile flooring & tile wall in bathroom with new sink cabinet, full stainless appliances package, stone countertop and kitchen cabinet, gas fireplace etc... Huge 200 SF privacy balcony with amazing view. Amenities recreation room with landscaped terrace, secured parking and storage, video entrance security and much more. School catchment - Marlborough Elementary and Moscrop Secondary and SFU. Step to Metrotown. 25 minutes to downtown, Richmond and Coquitlam. Easy to show by appointment. This is a MUST see.