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 DIAMOND
 MASTER
 MEDALLION
 CLUB
 2020
 19 YEARS



604-767-0490 direct line

ASSIGNMENT OPPORTUNITY STORIA

BY BEEDIE AT THE HEIGHTS
 4352 HASTINGS STREET BURNABY

- **SIZE:** **841 SQUARE FEET** (APPROXIMATE)
- **BEDROOMS:** **1 BEDROOM PLUS A FLEX** (COULD BE USED AS A 2ND BEDROOM)
- **BATHROOMS:** **2 FULL BATHROOMS**
- **STRATA FEES:** **\$386.79**
- **FEATURES:** 1 PARKING STALL, 1 STORAGE LOCKER , EFRIGERATOR MICROWAVE, ELECTRIC, WALL OVEN, GAS COOKTOP, HOOD FAN, DISHWASHER, GARBURATOR, WASHER DRYER, BLINDS, COOLING UNIT, OPEN BALCONY AND GAS HOOK UPS ON ROOF DECKS.
- **BUILDING:** 5 STOREY, 44 UNITS, 39 RES. 5 COMM.
- **COMPLETION:** **LATE SUMMER EARLY FALL 2021**
- **ASSIGNMENT PRICE:** **\$749,000.00**
 - ORIGINAL PRICE: \$664,900.00 PLUS APPLICABLE TAXES
 - DEPOSIT PAID: \$132,980.00 (INCL. IN ORIGINAL PRICE)
 - ASSIGNMENT FEE: \$84,100.0



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This communication is not intended to cause or induce breach on an existing agency agreement



Presented by:
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Active
R2563688
Board: V
Apartment/Condo

309 4350 HASTINGS STREET

Burnaby North
Willington Heights
V5C 2J9

Residential Attached

\$749,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$749,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2021
Depth / Size (ft.):	Bedrooms: 2	Age: 0
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD
Flood Plain:	Full Baths: 2	Gross Taxes: \$1,800.00
Council Apprv?: No	Half Baths: 0	For Tax Year: 2021
Exposure:	Maint. Fee: \$386.79	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 800-145-396
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View: Yes: MOUNTAIN		
Complex / Subdiv: STORIA		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Glass, Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: WALKING	Dist. to School Bus: WALKING
Rain Screen:	R.I. Plumbing:	Units in Development: 44	Total Units in Strata: 39
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel:	R.I. Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Electric	# of Fireplaces: 0	Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Asphalt			

Maint Fee Inc: **Other**
Legal: **STRATA LOT 15 LOT 63 DISTRICT LOT 121 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 66565 PID: 003-323-111**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'			X			X
Main	Dining Room	10' x 10'			X			X
Main	Master Bedroom	12' x 10'			X			X
Main	Bedroom	10' x 10'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Finished Floor (Main): 841	# of Rooms: 4	# of Kitchens: 0	# 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	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 841 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 841 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

ASSIGNMENT OPPORTUNITY at the Sold Out STORIA By Beedie. This MODERN Five-Storey Building, is Located in one of Burnaby's Most DESIRABLE Area, VANCOUVER HEIGHTS, right on the Hastings CORRIDOR with their Multi Ethnic SHOPS, Restaurants, CAFES and SERVICE Offices. Featuring a Superb LAYOUT, 1 Bedroom Unit plus FLEX (Large enough to be a Bedroom), 841 Square Feet of Living Space, 1 Parking Stall, 1 Storage Locker, Open BALCONY, Common ROOFTOP Patios, BASALT Brick Façade, Elegant Composite Aluminum Panel. Estimated Completion Late Summer 2021. Call today for a Detailed Information Package.

BURNABY

STORIA

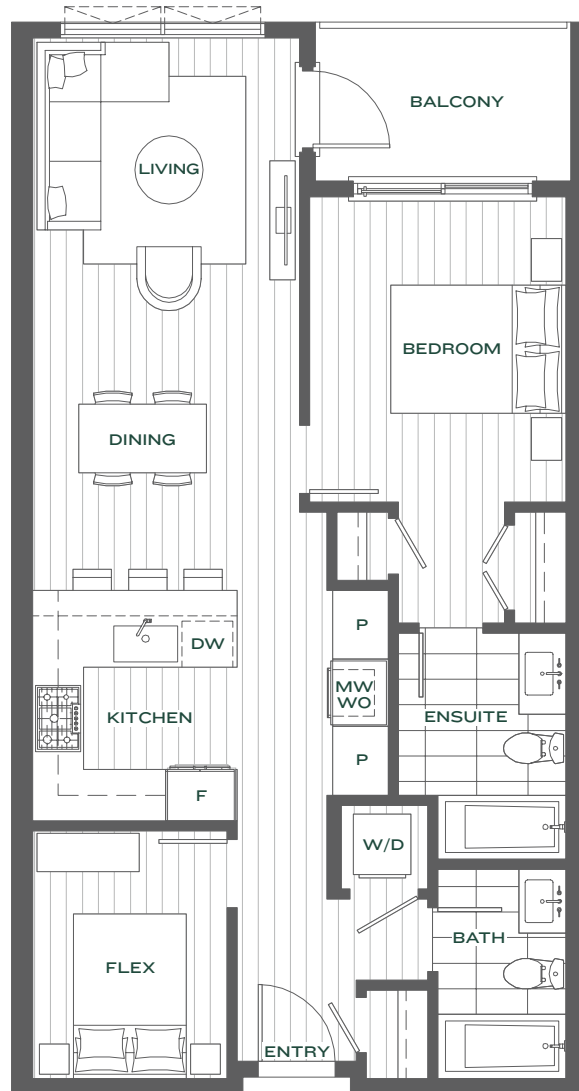
HEIGHTS

PLAN A5

1 BED + 2 BATH & FLEX

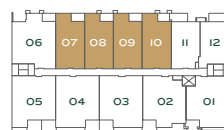
INTERIOR: 839-841 SQ FT

EXTERIOR: 60-65 SQ FT

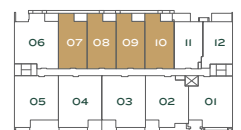


STORIABYBEEDIE.COM

Marketing collateral such as floor plans, material specifications, and site conditions are solely for illustrative purposes only and may vary from the completed development. Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



LEVEL 3



LEVEL 4

BURNABY

STORIA

HEIGHTS

by Beedie/Living

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STORIABYBEEDIE.COM

AN AWARD-WINNING BUILDER

BEST SUBURBAN HIGH-RISE

Beedie/Living rennie

An aerial photograph of Burnaby Heights, British Columbia, Canada, during the golden hour of sunset. The image shows a dense residential neighborhood with a mix of single-family homes and multi-story apartment buildings. In the background, the city of Vancouver is visible across the water, and the snow-capped mountains of the Coast Range rise against a sky with wispy clouds. A thin white vertical line is positioned on the right side of the image, extending from the top text down to the middle of the frame.

A STORIED COLLECTION OF 39 QUALITY CRAFTED
HOMES COMING TO BURNABY HEIGHTS.

**AUTHENTICITY IS KEY IN LEADING A MEANINGFUL
LIFE – AND IT’S A VALUE WOVEN INTO STORIA.**

Stories are a natural part of craftsmanship – the knowledge passed down through generations, the integrity connected to handmade products, the families building dreams together. Storia captures this timeless art in a collection of 39 homes in Burnaby Heights, proudly presented by award-winning local developer Beedie Living as part of their 65-year legacy. Like any carefully handcrafted item, homes at Storia will be appreciated for years to come.



THE WORKSHOP VEGETARIAN CAFÉ



ADELE RAE FLORIST



CAFFÉ ARTIGIANO



CIOFFI'S MEAT MARKET & DELI



STEAMWORKS BREW PUB

A COMMUNITY OF CHARM AND HISTORY.

Storia joins an established community in Burnaby Heights, where family-run businesses have prospered for decades. Become a regular at the local grocer, butcher, and café, where you will get to know names, faces, and life stories. The close-knit, walkable community is surrounded by recreation, schools, a community centre, and a wealth of convenience, while downtown Vancouver, Simon Fraser University and Metrotown are only a few minutes away via major roads or transit.



SIR JOHN FRANKLIN ELEMENTARY SCHOOL



KOOTENAY BUS LOOP



EMPIRE FIELD



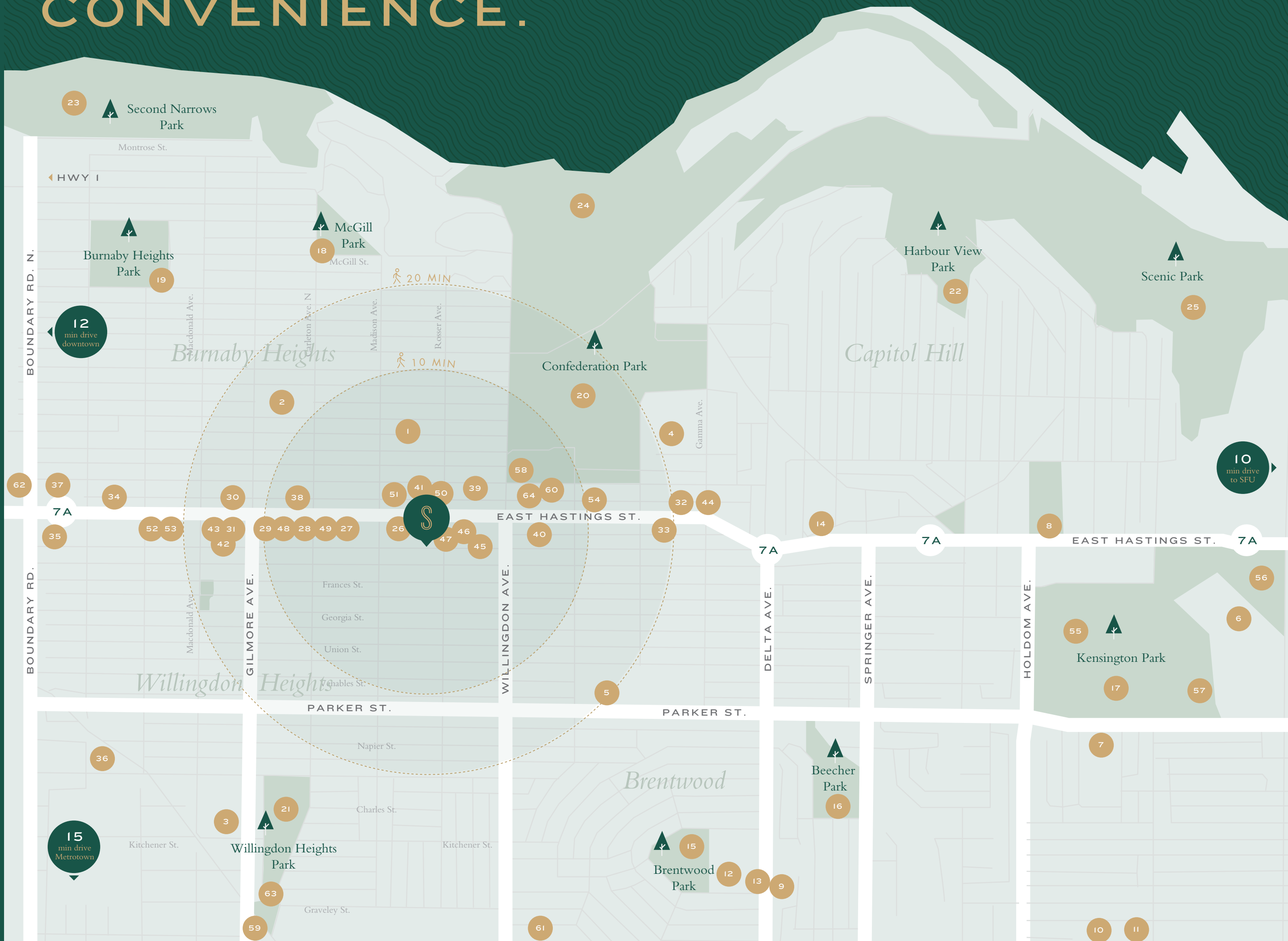
EILEEN DAILLY LEISURE POOL & FITNESS CENTRE

CONNECT
TO PARKS,
RECREATION,
SCHOOLS, AND
EACH OTHER.



BIKE & WALK EVERYWHERE

DISCOVER A NEIGHBOURHOOD FILLED WITH CONVENIENCE.



SCHOOLS

- Rosser Elementary
- Gilmore Elementary
- Kitchener Elementary
- Confederation Elementary
- École Alpha Secondary
- Burnaby North Secondary
- Aubrey Elementary
- École Capitol Hill Elementary
- Holy Cross Elementary
- Parkcrest Preschool
- Parkcrest Elementary
- Brentwood Park Elementary
- Brentwood Preschool
- YUS Montessori School

SCHOOLS

- Baci Ristorante
- Steamworks Brew Pub
- La Fontana Caffè
- Starbucks
- Lotus Café
- Caffè Divano
- Caffè Artigiano
- Oui Coffee House
- Valley Bakery
- Chez Christophe

SHOPS & SERVICES

- Safeway
- BC Liquor Store
- RBC
- Cioffi's Meat Market and Deli
- Red Apple Market
- Canada Post
- Shoppers Drug Mart
- L'Atelier Gift Shop
- Adele Rae Florist
- The Barker Barber Inc.

PARKS & TRAILS

- Brentwood Park
- Beecher Park
- Kensington Park
- McGill Park
- Burnaby Heights Park
- Confederation Park
- Willingdon Heights Park
- Harbourview Park
- Trans Canada Trail
- Off Leash Trails
- Scenic Park

AMENITIES

- Kensington Pitch and Putt
- Kensington Outdoor Pool
- Kensington Park Complex and Rink
- Eileen Dailly Leisure Pool and Fitness Centre
- Steve Nash Fitness Centre
- McGill Public Library
- Brentwood Town Centre & SkyTrain
- Kootenay Bus Loop
- Willingdon Community Centre
- Confederation Community Centre

RESTAURANTS & CAFÉS

- Kazu Japanese Restaurant
- Anton's Pasta Bar
- Gray Olive Cafeteria
- Pear Tree Restaurant
- Butchers Bloock BBQ
- Blenburn Soda Fountain & Confectionery
- Sushi Bar Kilala
- Romana Pizza and Steak House
- L'Artista Italiano



ARCHITECTURE INSPIRED BY A LEGACY OF CRAFTSMANSHIP.

The modern five-storey building, crowned with rooftop patios, pairs residential with retail in a form designed by award-winning Chris Dikeakos Architects. To complement the West Coast, the striking façade features basalt brick and architecturally elegant composite aluminum panel. With a history of building homes for good, Beedie Living enlists Beedie Construction to ensure consistency of quality, durability, and integrity.

ELEVATING EACH DAY WITH LIGHT AND FRESH AIR.

PRIVATE AND COMMUNITY ROOFTOP TERRACES TO TAKE IN PANORAMIC CITY AND MOUNTAIN VIEWS.

From day to night, the rooftop is an idyllic setting for friends, family, or solitude, with views stretching to the south and north. Here, landscaped planters provide privacy, while built-in gas and water bibs allow for gardening and entertaining.





SOUTH FACING VIEWS FROM PENTHOUSE LEVEL

VIEWS TO BE
ADMIRER FOR
YEARS TO COME.

YOUR BACKDROP FOR LIFE IS EXCEPTIONALLY LARGE.



Artist rendering only and may be subject to change. E & O.E.

From one-bedroom plus den to three-bedroom plus den, spacious layouts at Storia are expertly designed to maximize your living experience. You will find an efficient use of space, with lots of room to spare. Following traditional values, high quality and meticulous attention to detail are applied throughout. Style inspiration can be traced to nature, with designer-curated Light and Dark colour palettes to select from. Your home plays a significant role in your story – and at Storia, great design moves your life forward.

A CLOSER LOOK AT THE DETAILS THAT MATTER.

BRIGHT OUTLOOK

Windows frame picturesque views of city and mountains. Outstanding design is always within sight – envisioned by renowned urbanites and Mother Nature.

CHEF-INSPIRED KITCHENS

Walk-through kitchens with an integrated Fisher & Paykel refrigerator, Bosch wall oven and gas cook top, a full-height pantry, and contemporary style, will stimulate your culinary inclinations.

PRIVATE SANCTUARY

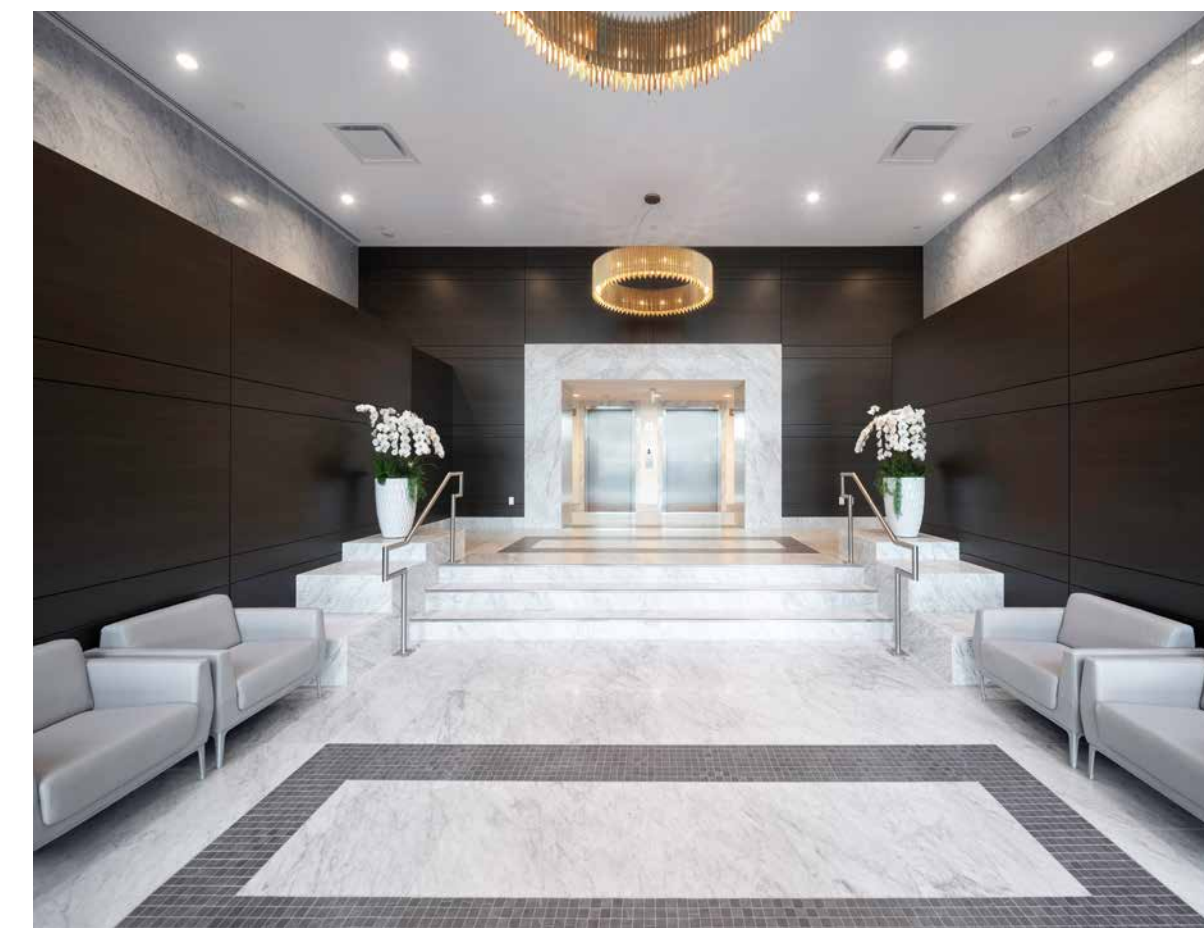
Homes feature a luxurious ensuite where you can unwind and relax. Details such as in-floor heating and niches in the shower elevate your experience.

CLEVER ORGANIZATION

Throughout, ample storage is integrated into the design. Enjoy closets with built-in shelving and drawers, medicine cabinets in bathrooms, magic corner cabinets in kitchens, and a den in every home.



STATION SQUARE, BURNABY



ORCHID, RICHMOND

BEEIDIE BY DESIGN.

DESIGNED TO IMPRESS.

We exceed expectations by incorporating meaningful details that provide significant impact. From curated amenity spaces to interior features, we design homes to be proud of.

DESIGNED FOR LIVING.

From concept to floorplans, we put you at the forefront of design. We thoughtfully craft dynamics to ensure maximum livability and comfort for you to grow in place.

DESIGNED FOR COMMUNITY.

Community means more than a group of homes. In collaboration with thought-leaders and community partners, we create inclusive communities to provide you with the best experience. Our work has real human purpose.

DESIGNED FOR PEACE OF MIND.

We deliver homes that stand the test of time. Our industry-leading integrated development, construction, and customer care team will surpass your expectations. We build for good, with the long-term in mind.



BEEIDIE SERVICE PLUS(TM), OUR
INDUSTRY-LEADING CUSTOMER CARE TEAM

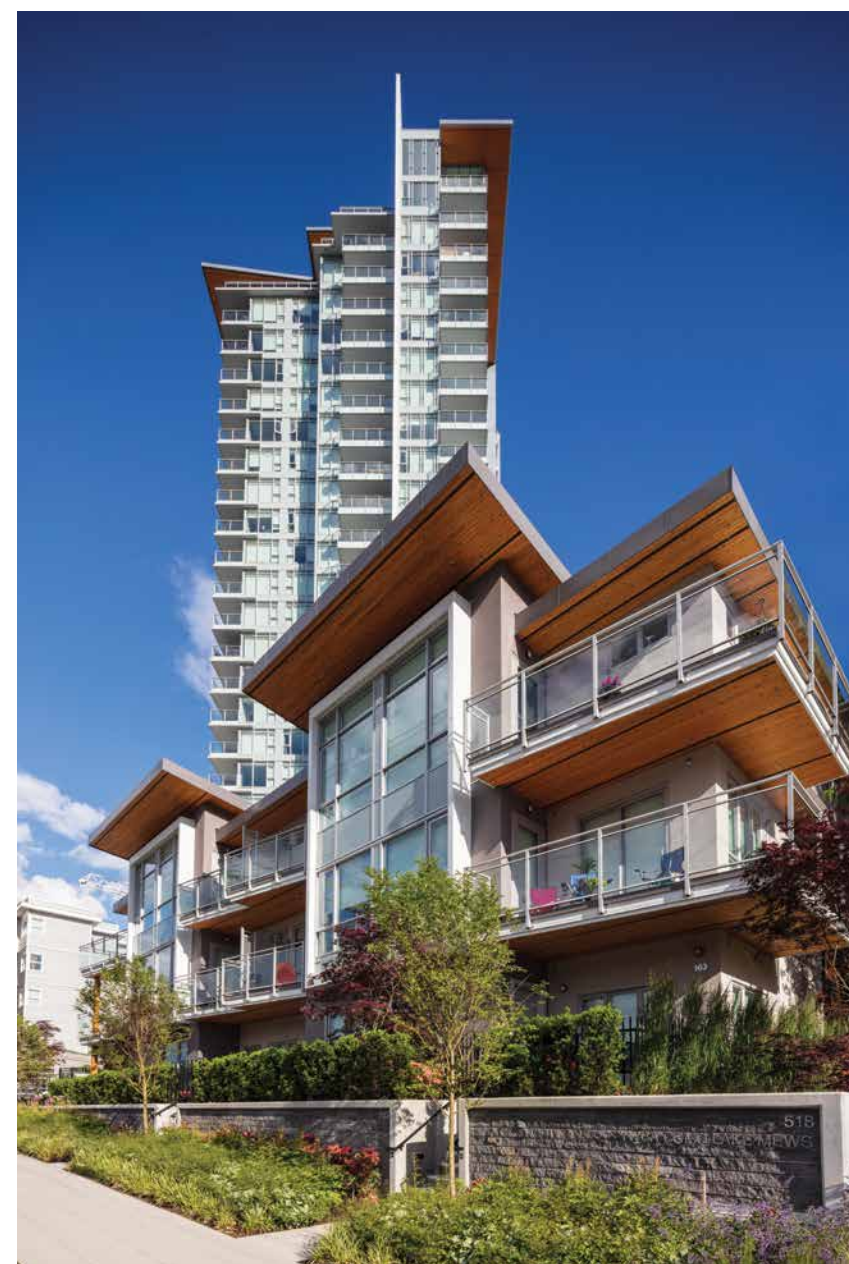


STATION SQUARE, BURNABY

BEEDIE. BUILT FOR GOOD.



THE AUSTIN, COQUITLAM



CROWN, COQUITLAM



ORCHID, RICHMOND

Recognized by the Urban Development Institute as an award-winning community builder, Beedie Living has earned the trust of homeowners and grown a reputation through a 65-year legacy of building thriving communities. Everything we build, from curated public spaces to thoughtfully designed interior features, is built to positively influence the well-being of people, commerce, and communities.

Built for today. Built for tomorrow. Built for good.

AN AWARD-WINNING BUILDER

 BEST SUBURBAN HIGH-RISE

Beedie/Living

BUILDING COMMUNITIES. TOGETHER.



An industry leader in Metro Vancouver, Beedie has been building thriving communities for over 65 years. From our custom homes to our “built-to-suit” industrial developments, our team of experienced tradespeople allows us to maintain the highest level of craftsmanship and quality.



Specializing in a broad range of building types including mixed-use residential hi-rise, office, retail and entertainment facilities, Chris Dikeakos Architects Inc. has transformed skylines across the West Coast of North America. CDA has been recognized with some of the design and development industry’s highest honours, most recently for UDI’s best urban and suburban hi-rises for Metro Vancouver in 2018.



Founded in 2005, MGBA was created with an objective to execute excellent work and to build lasting bonds with clients and project partners. MGBA’s integrated team of architects and interior designers produce groundbreaking work in several sectors and their commitment to excellence and continued enjoyment of each other are the threads that tie their body of work together.



For more than 40 years, rennie’s full-service brokerage, developer services, and dedicated intelligence divisions have combined to help buyers, sellers, developers, and institutions achieve their goals. A family-run and owned company founded on thoughtful collaboration, rennie offers a depth of experience and a level of service that sets them apart.