



Residence

# No. 46

MACPHERSON AVE, BURNABY  
METROTOWN

## ABOUT THE SUITE | 46

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- 1,072 square feet of interior space
- 96 square feet of outdoor patio space
- End unit townhouse
- Home faces quiet, interior courtyard
- Highly functional layout
- 9' ceilings throughout
- Windows on two sides (south and west)
- Both patios face south
- Engineered hardwood flooring
- Electric fireplace
- Gas range
- Granite countertops
- Adjacent pantry
- Powder room on main floor
- Large bedrooms with spacious closet space
- Patio off primary bedroom
- In-suite laundry
- New hot water tank (2021)

## ABOUT THE BUILDING | ACACIA GARDENS | 7388 MACPHERSON AVE

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- No. OF FLOORS: **3**
- No. OF STRATA LOTS: **169**
- CONTINGENCY FUND: **\$212,088.86**
- MAINTENANCE FEE: **\$342.48**
- PETS: **yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **yes (min 1 year. 31/34 rentals taken at time of print)**
- DEPRECIATION REPORT: **yes, Normac (2017)**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$25,000
  - Sewer - \$25,000
  - Water - \$75,000
  - Earthquake - 10%

## AMENITIES

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- Bike room
- Exercise room
- Playground
- Close to restaurants, shopping and transit

## NOTES

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- Parking 113
- Locker 46
- Pets and rentals allowed (with restrictions)
- Short walk to the Royal Oak skytrain station

