

BUILDING BROCHURE

SANDERS COURT

5025 Sanders St. · Burnaby, BC V5H 1S8 · Forest Glen BS



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2 FOR SALE
FROM \$499,000

12-MO SOLD TREND
-3.6

Unit Mix

1 Bedroom 1 unit 817 – 817 sf from \$499,000	2 Bedroom 3 units 1,023 – 1,079 sf from \$698,000
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For Sale in Sanders Court & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$698,000	2 / 3	1079 sf	\$647	103 5025 SANDERS STREET
\$499,000	1 / 1	817 sf	\$611	306 5025 SANDERS STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$699,000	2 / 3ba	1023 sf	\$683	2023-12-11
\$725,000	2 / 2ba	1072 sf	\$676	2021-10-27

Value & Financing

Price Positioning \$629 /sq ft Active listings here average \$629/sf vs \$873/sf across Forest Glen BS. 28% below area average	Mortgage Snapshot \$2,390 /mo Entry price (from) \$499,000 20% down payment \$99,800 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1984	LEVELS 3	SUITES 21	CONSTRUCTION Frame - Wood
EXTERIOR Wood	TITLE TO LAND Freehold Strata	STRATA PLAN NWS2203	MANAGEMENT Assertive Northwest

Overview

Sanders Court - 5025 Sanders St, Burnaby, BC V5H 1S8, NWS2203 - located in Forest Glen area of Burnaby South, steps to Metrotown Mall and Marlborough Elementary. With all the amenities

Metrotown has to offer, coupled with the elementary schools and playground steps from your back door this is an ideal location. This complex is close to Central Park, George McLean Park, Melbourn Park, Gaston Park. Inman Elementary, Parkview Children Centre, Chaffey-Burke Elementary, Seeds Family Daycare are minutes away from the complex. You can enjoy nice sunny days at Burnaby Central Park or Deer Lake Park that are in a short drive distance from the Sanders Court. You can have your nice evening with friends and family in one of many restaurants such as Earls, Nando's, Samosa Garden Pizza Hut that are close by. The bus stops are steps away and Metrotown skytrain station is minutes away. The Sanders Court was built in 1984 and it has full rain screen. There are 21 units in strata. The maintenance fee includes garbage pickup, gardening and management. Pets are allowed with restrictions. Rentals are permitted. Many suites feature vaulted ceilings and spectacular mountain views. Most homes have 2 bedrooms, 2 or 3 bathrooms, in-suite laundry, spacious rooms and large fenced patio. The complex has been completely renovated and rainscreened with new Hardy Plank.

Crossroads are Royal Ave and Nelson Ave

Amenities & Features

✓ Elevator

✓ In Suite Laundry

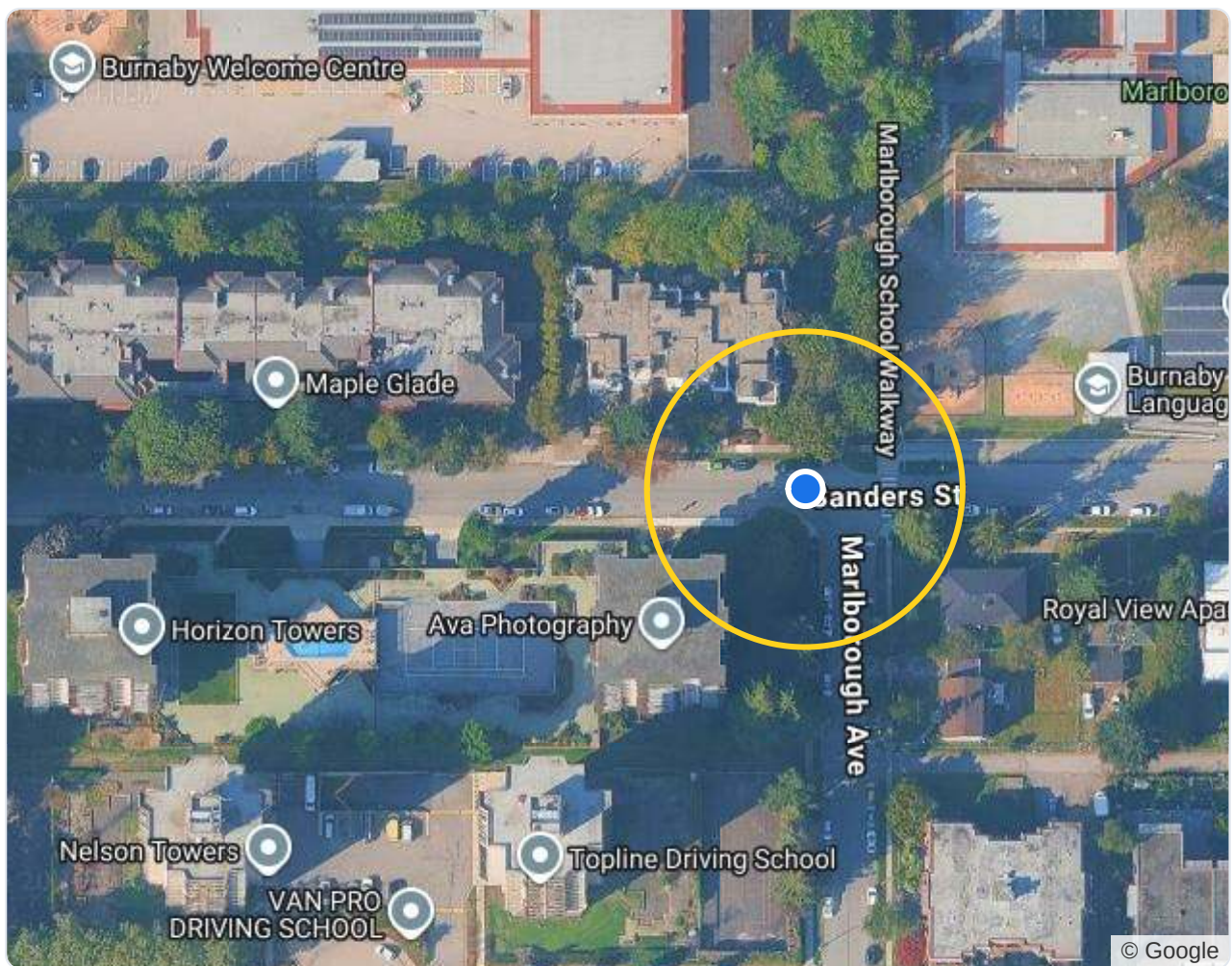
Maintenance Fees Include

✓ Garbage Pickup

✓ Gardening

✓ Management

Location



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