

BUILDING BROCHURE

SOVEREIGN MANOR

7326 Antrim Ave. · Burnaby, BC V5J 4M8 · Metrotown



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1 FOR SALE
FROM \$488,000



Unit Mix

1 Bedroom 5 units 701 – 768 sf from \$488,000	2 Bedroom 9 units 789 – 1,173 sf from \$489,000
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For Sale in Sovereign Manor & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$488,000	1 / 1	703 sf	\$694	203 7326 ANTRIM AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$528,000	1 / 1ba	703 sf	\$751	2025-02-14
\$509,000	1 / 1ba	701 sf	\$726	2024-10-07
\$540,000	1 / 1ba	768 sf	\$703	2024-07-25
\$780,000	2 / 2ba	1004 sf	\$777	2024-03-31

Value & Financing

Price Positioning \$694 /sq ft Active listings here average \$694/sf vs \$861/sf across Metrotown. 19% below area average	Mortgage Snapshot \$2,337 /mo Entry price (from) \$488,000 20% down payment \$97,600 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 1995	LEVELS 4	SUITES 58	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN LMS1899	MANAGEMENT Confidential

Overview

Sovereign Manor - 7326 Antrim Avenue, Burnaby, BC V5J 4M8, LMS1899 - Located on Antrim Avenue and Beresford Street in the popular MetroTown subarea of Burnaby South - a vibrant

urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. Sovereign Manor is also close to theatres, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Sovereign Manor include Pitch and Putt Golf Course and South Burnaby Lawn Bowling Club, Michael J Fox Theatre, SilverCity Metropolis Cinemas, Metropolis at Metrotown, Deer Lake and Burnaby Central Park. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including Vancouver, Richmond and New Westminster. Sovereign Manor is close to Burnaby South Secondary and Nelson Elementary Schools, Bright Star Montessori School, Royal Oak College, Metrotown Animal Hospital, Children First Autism Treatment Centre, Royal Oak Skytrain Station and a wide variety of restaurants including Royal Oak Sushi House, Miki Japanese Ramen, Safari Gourmet Pies, Rakuraku Robotayaki, Makoto Japanese, Asa Sushi, Avi Pizza Factory and many others. Sovereign Manor is a four level complex built in 1995 that consists of 58 units featuring open floor plan, vaulted ceiling, gas fireplace and private balcony or large outside patio on the ground floor. Complex offers exercise and social rooms, sauna, workshop, bike storage, storage locker and parking. Recent complex renovations include brand new roof (2011) and rainscreen (2005). Maintenance fees include caretaker, garbage pickup, gas, gardening, hot water and management. Convenient location, onsite amenities - move to Sovereign Manor today!

Amenities & Features

- | | |
|--------------------|--------------------|
| ✓ Bike Room | ✓ Elevator |
| ✓ Exercise Centre | ✓ In Suite Laundry |
| ✓ Sauna/steam Room | ✓ Storage |

Maintenance Fees Include

- | | |
|-----------------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Hot Water | ✓ Management |
| ✓ Recreation Facility | |

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



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