



#1109 – 2004 Fullerton Avenue Offered at \$629,000

Enjoy the spacious floor plan of this 866 sq.ft. 2 bedroom updated corner unit. Features include a renovated open plan kitchen, beautiful white bathroom and newer flooring. A bright corner unit with an incredible outlook.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2940773 Board: V Apartment/Condo	1109 2004 FULLERTON AVENUE North Vancouver Pemberton NV V7P 3G8	Residential Attached \$629,000 (LP) (SP) M
	Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes : City & Ocean Views Complex / Subdiv: Woodcroft First Nation: Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal	If new,GST/HST inc?: Bedrooms: 2 Bathrooms: 1 Full Baths: 1 Half Baths: 0 P.I.D.: 003-975-151 Original Price: \$629,000 Approx. Year Built: 1976 Age: 48 Zoning: RH2 Gross Taxes: \$1,963.05 For Tax Year: 2024 Tax Inc. Utilities?: Tour:
Style of Home: 1 Storey Construction: Concrete Exterior: Brick, Concrete Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Hot Water Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Tar & Gravel	Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:	Total Parking: Covered Parking: Parking Access: Side Parking: Garage Underbuilding Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Tile, Wall/Wall/Mixed
Legal: STRATA LOT 116, PLAN VAS399, DISTRICT LOT 764, 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 1		
Amenities: Bike Room, Elevator, Exercise Centre, Garden, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Storage, Swirlpool/Hot Tub		
Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Dishwasher, Refrigerator, Stove		
Finished Floor (Main): 866 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 866 sq. ft. Unfinished Floor: 0 Grand Total: 866 sq. ft.	Units in Development: 184 Exposure: Southwest Mgmt. Co's Name: Wynford Strata Management Maint Fee: \$636.05 Maint Fee Includes: Caretaker, Electricity, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water	Tot Units in Strata: 184 Locker: Storeys in Building: 17 Mgmt. Co's #: 604-261-0285 Council/Park Apprv?:
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 6	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed Restricted Age: # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:	# of Pets: Cats: Dogs:
Floor Type Dimensions Main Living Room 18'9" x 11'9" Main Dining Room 7'10" x 7'9" Main Kitchen 7'4" x 7'3" Main Primary Bedroom 12'4" x 10'4" Main Bedroom 11'6" x 8'7" Main Storage 9'11" x 3'0" x x	Floor Type Dimensions x x x x x x x x	Bath Floor # of Pieces Ensuite? Main 1 4 No 2 3 4 5 6 7 8
Listing Broker(s): Bellevue Realty Group Bellevue Realty Group		

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

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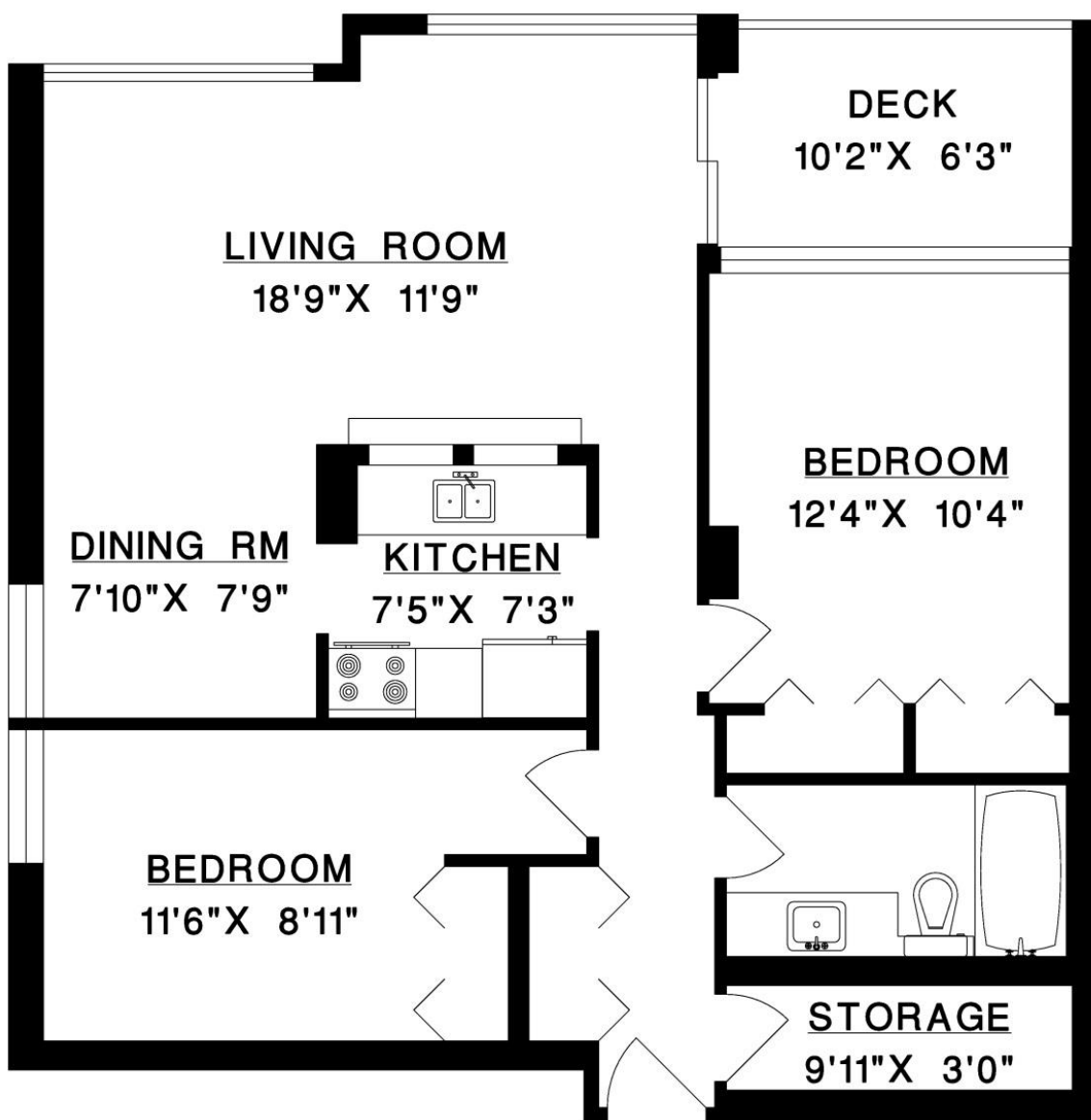
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#1109 - 2004 FULLERTON AVENUE

NORTH VANCOUVER

TOTAL 866 SQ.FT.

DECK 67 SQ.FT.



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