




#1709 – 2004 Fullerton Avenue Offered at \$679,000

Spectacular views of Capilano River, North Vancouver, Downtown and beyond are enjoyed from this renovated 2 bedroom, 866 sq.ft. corner unit. Features of this renovated apartment include herringbone hardwood floors, updated open plan kitchen, and gorgeous 4 piece bathroom. A gorgeous home in a convenient location.



ERIC CHRISTIANSEN
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604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2940770 Board: V Apartment/Condo	1709 2004 FULLERTON AVENUE North Vancouver Pemberton NV V7P 3G8	Residential Attached \$679,000 (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.: 003-976-009 Original Price: \$679,000 Approx. Year Built: 1976 Age: 48 Zoning: RH2 Gross Taxes: \$2,049.89 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	Total Parking: 1 Covered Parking: 1 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: Hardwood, Wall/Wall/Mixed																																																																																											
Legal: STRATA LOT 182, 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, Golf Course Dev., 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: Mgmt. Co's Name: Wynford Strata Management Maint Fee: \$636.05 Maint Fee Includes: Caretaker, Electricity, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Water	Tot Units in Strata: 184 Locker: Yes Storeys in Building: 17 Mgmt. Co's #: 604-261-0285 Council/Park Apprv?:																																																																																										
Suite: Basement: None Craw/Bsmt. Ht: # of Kitchens: 1	# of Levels: 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:																																																																																										
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ersuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>18'9" x 11'8"</td> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>4</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>7'11" x 7'10"</td> <td></td> <td></td> <td>x</td> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>7'4" x 7'3"</td> <td></td> <td></td> <td>x</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>14'3" x 10'3"</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>13'6" x 8'10"</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Storage</td> <td>9'9" x 3'0"</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ersuite?	Main	Living Room	18'9" x 11'8"			x	1	Main	4	No	Main	Dining Room	7'11" x 7'10"			x	2				Main	Kitchen	7'4" x 7'3"			x	3				Main	Primary Bedroom	14'3" x 10'3"			x	4				Main	Bedroom	13'6" x 8'10"			x	5				Main	Storage	9'9" x 3'0"			x	6									x	7									x	8					
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Listing Broker(s): 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.

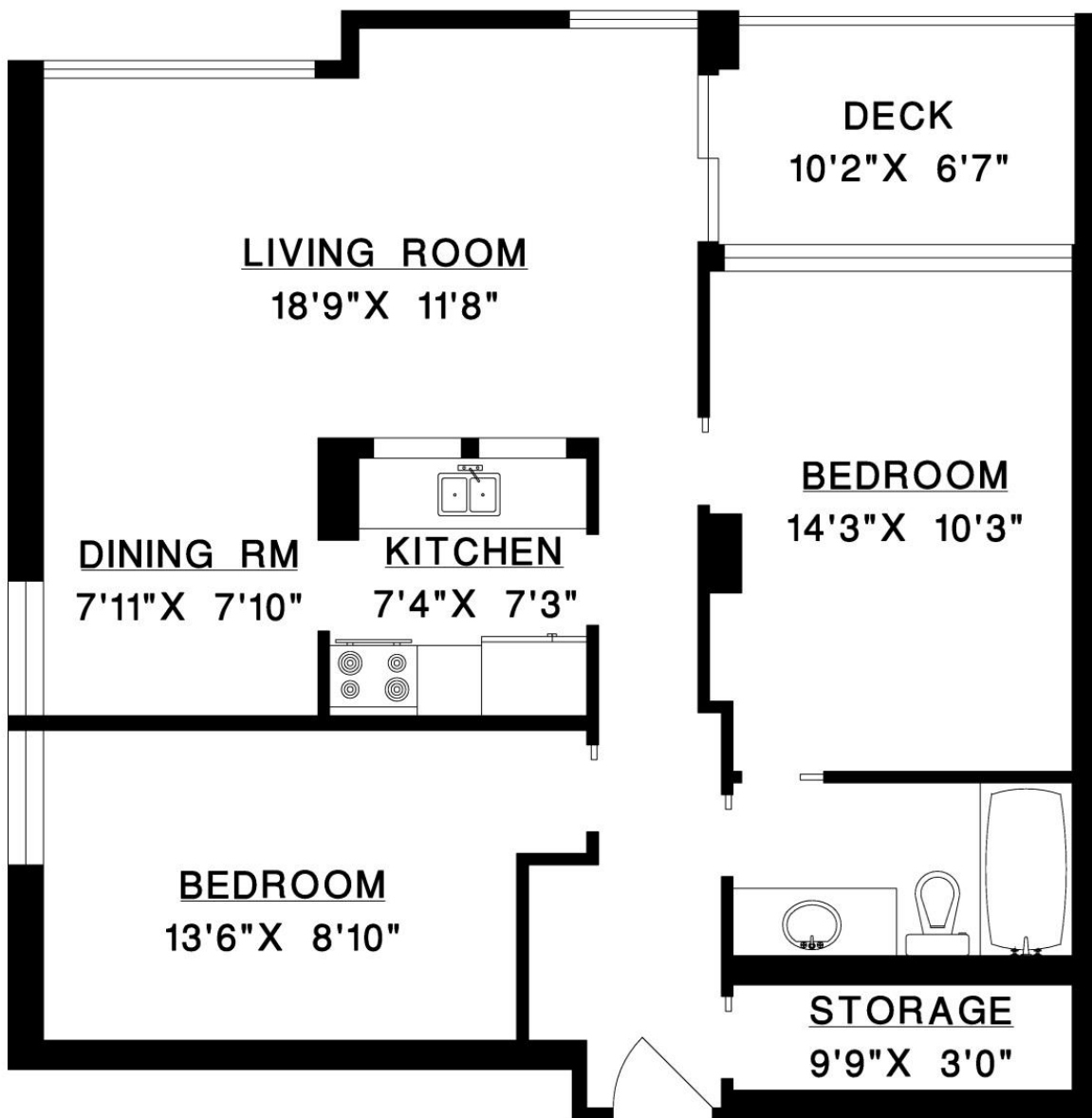


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TOTAL 866 SQ.FT.
DECK 67 SQ.FT.



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