

#1008 – 2004 Fullerton Avenue Offered at \$549,000


2-bedroom in North Vancouver, offered through probate at a significant discount. Previously held as a well-maintained, fully furnished rental suite, the property is in great condition, with furnishings available if desired. Perfect for first-time buyers, downsizers, or investors seeking strong value in a prime location. Opportunities like this are rare — act quickly before it's gone!



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3055556 Board: V Apartment/Condo		1008 2004 FULLERTON AVENUE North Vancouver Pemberton NV V7P 3G8		Residential Attached \$549,000 (LP) (SP) M																																																																																								
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes : Forest view 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.: 003-974-995 Original Price: \$549,000 Approx. Year Built: 1976 Age: 49 Zoning: RH2 Gross Taxes: \$1,951.47 For Tax Year: 2024 Tax Inc. Utilities?: Tour:																																																																																								
Style of Home: 1 Storey Construction: Concrete Exterior: Brick, Concrete Foundation: Concrete Perimeter Renovations: # 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.: No Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Hardwood, Wall/Wall/Mixed		Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:																																																																																								
Legal: STRATA LOT 104, 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, Microwave, Refrigerator, Stove																																																																																												
Finished Floor (Main): 872 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 872 sq. ft. Unfinished Floor: 0 Grand Total: 872 sq. ft.		Units in Development: 184 Exposure: Southwest Mgmt. Co's Name: Quay Pacific Property Mgmt. Maint Fee: \$651.94 Maint Fee Includes: Caretaker, Electricity, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water		Tot Units in Strata: 184 Locker: No Storeys in Building: 17 Mgmt. Co's #: 604-685-8830 Council/Park Apprv?: Bylaws Restrictions: Pets Not Allowed, Rentals Allowed																																																																																								
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 1 # of Kitchens: 1 # of Rooms: 7		Restricted Age: # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:		# of Pets: Cats: Dogs:																																																																																								
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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.

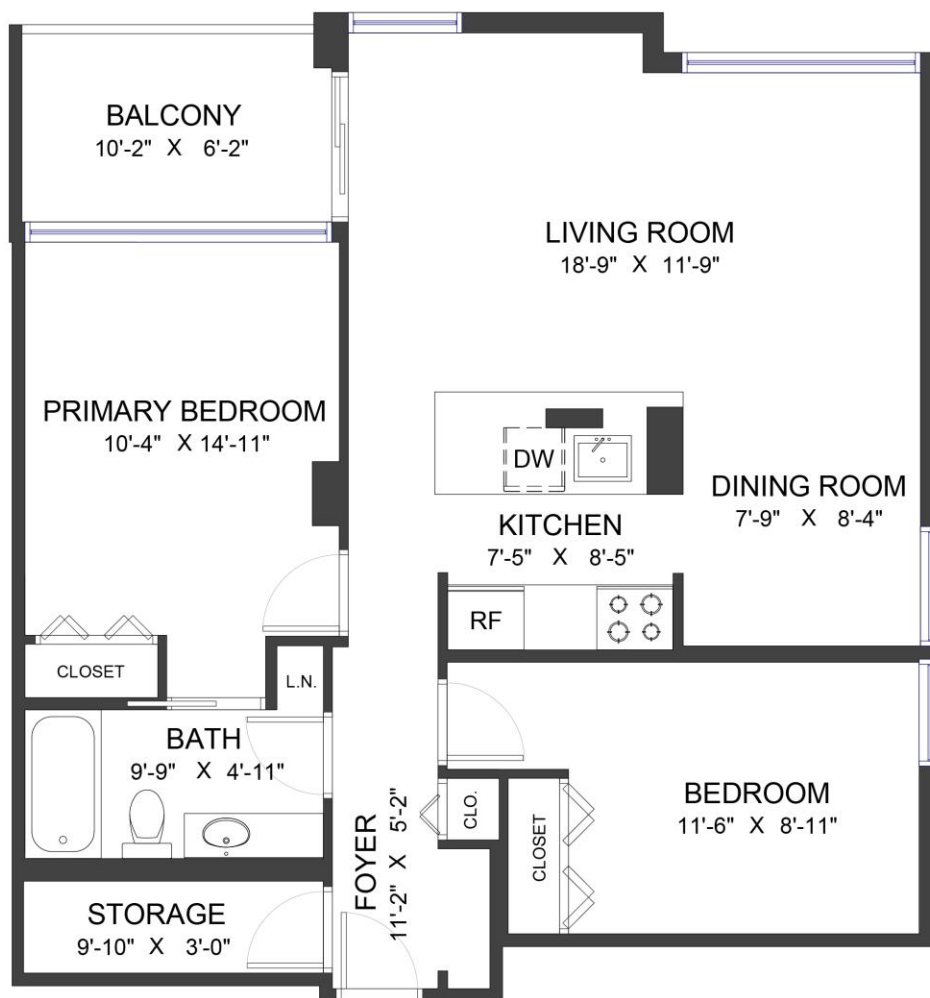


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1008 2004 Fullerton Avenue
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LIVING AREA	872 SF
BALCONY	68 SF
CEILING HEIGHT	8'



Valid Until: June 10, 2026

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.

Uplan.ca



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