

## #1008 – 2004 Fullerton Avenue Offered at \$598,000

Welcome to Woodcroft! Peaceful and full of potential, this 2 bedroom, 1 bathroom apartment offers 872 sq. ft. of living space and tranquil, tree-filled views from every window. The functional layout includes spacious bedrooms and an updated open living area. Amenities include an indoor pool, hot tub, sauna, gym and shared laundry. Situated in a convenient location close to transit, shopping and parks, this is an ideal home for first-time buyers or investors.



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



Active

R3015986

Board: V

Apartment/Condo

1008 2004 FULLERTON AVENUE

North Vancouver


Pemberton NV

V7P 3G8

Residential Attached

\$598,000 (LP)

(SP)



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: \$598,000

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.: Yes

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Hardwood, Wall/Wall/Mixed

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.

Suite:

Basement:None

Crawl/Bsmt. Ht:

# of Kitchens: 1

# of Levels: 1

# of Rooms: 7

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

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

8'4 x 7'9

Main

Kitchen

8'5 x 7'5

Main

Primary Bedroom

14'11 x 10'4

Main

Bedroom

11'6 x 8'11

Main

Storage

9'10 x 3'0

Main

Foyer

11'2 x 5'2

x

Floor

Type

Dimensions

x

x

x

x

x

x

x

x

Bath

Floor

# of Pieces

Ensuite?

1

Main

4

No

2

3

4

5

6

7

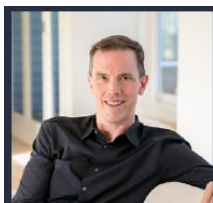
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Listing Broker(s): Bellevue Realty Group

Bellevue Realty Group

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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

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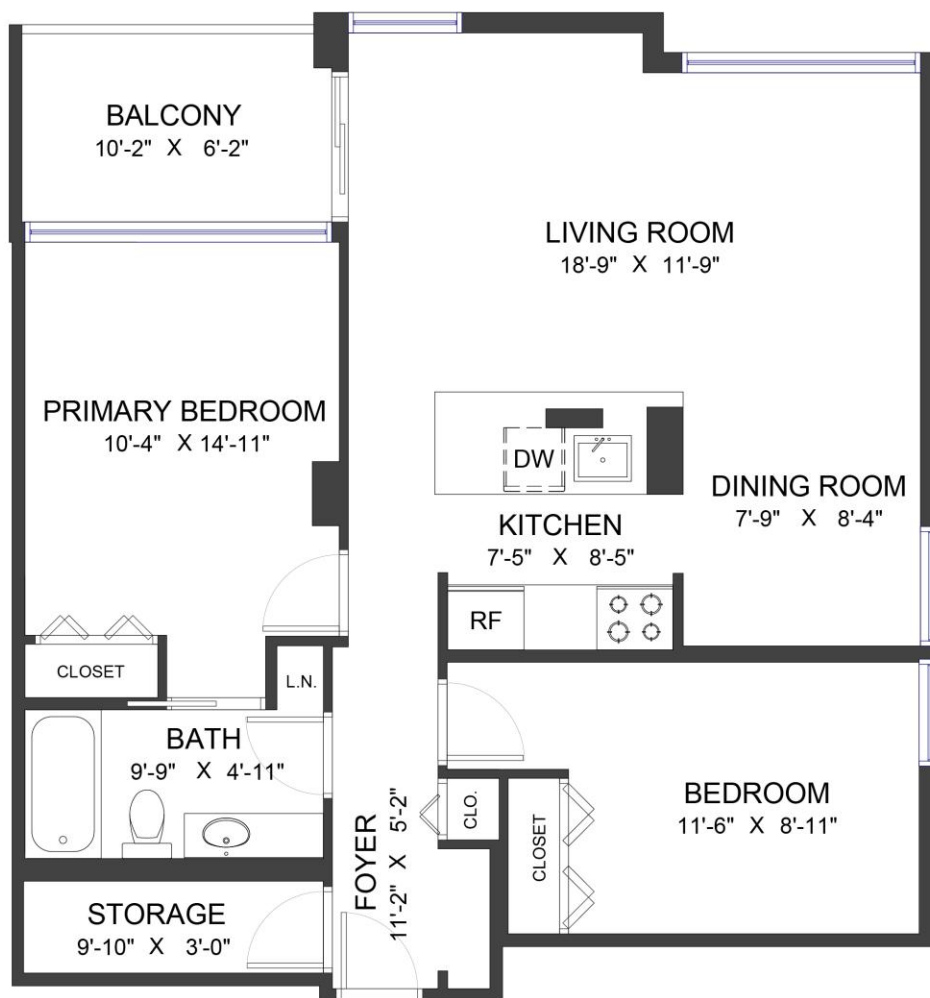
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1008 2004 Fullerton Avenue  
North Vancouver, BC

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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