



Presented by:
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Sold
R2072260
 Board: V
 Apartment/Condo

2503 4888 BRENTWOOD DRIVE

Burnaby North
 Brentwood Park
 V5C 0C6

Residential Attached

\$498,000 (LP)

\$653,000 (SP)



Sold Date: **5/31/2016** Frontage (feet): Original Price: **\$498,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **2** Age: **8**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **STRATA**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,690.59**
 Approval Req?: Half Baths: **0** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$306.83** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-709-825**
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: NORTH SHORE MTNS & DOWNTOWN**
 Complex / Subdiv: **BRENTWOOD GATE - FITZGERALD**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Corner Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage Underbuilding, Garage, Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**
 Units in Development:
 Title to Land: **Freehold Strata** Total Units in Strata:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Other, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **PL BCS2711 LT 342 DL 124 LD 36**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Dining Room	9'6" x 9'			x			x
Main	Kitchen	9'6" x 8'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Walk-In Closet	5'6" x 4'6"			x			x
Main	Bedroom	14' x 9'9"			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	912	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings	
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2	Main		3		No		Barn:		
Finished Floor (Below):	0	Restricted Age:						3							Workshop/Shed:		
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4							Pool:		
Finished Floor (Total):	912 sq. ft.	# or % of Rentals Allowed:		Bylaw Restrict:	Pets Allowed, Rentals Allowed				5						Garage Sz:		
Unfinished Floor:	0							6							Door Height:		
Grand Total:	912 sq. ft.	Basement:	None					7									
								8									

Listing Broker(s): **Rennie & Associates Realty**

Absolutely stunning & exceptionally well kept 2-bed + 2-bath home in FITZGERALD by renowned developer, LEDINGHAM MCALLISTER! Featuring an open & efficient corner layout w/ 912 sqft of living space, floor-to-ceiling windows allowing for an abundance of natural light, separated bedrooms, granite counters, S/S appliances, in-suite laundry, fireplace & a large covered balcony. This is the best exposure w/ amazing unobstructed views of the Mountains, Downtown & city lights! Extremely convenient location w/ shopping & SkyTrain only 1 block away. Steps to the new Amazing Brentwood Town Centre, Costco, Whole Foods and much more! Amenities include caretaker, exercise centre, hot tub & party room. BONUS: 2 PARKING STALLS & 1 storage locker included! OPEN HOUSE: May 28 & 29, Saturday & Sunday, 2-4PM.