



Presented by:  
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ALI MAHMOUDI  
Personal Real Estate Corporation

**Active**  
**R2966192**  
Board: V  
Apartment/Condo

**1806 4730 LOUGHEED HIGHWAY**

Burnaby North  
Brentwood Park  
V5C 0M9

Residential Attached

**\$618,000** (LP)

(SP)



|                                                                          |                                     |                                  |
|--------------------------------------------------------------------------|-------------------------------------|----------------------------------|
| Sold Date:                                                               | If new, GST/HST inc?:               | Original Price: <b>\$618,000</b> |
| Meas. Type: <b>Feet</b>                                                  | Bedrooms: <b>1</b>                  | Approx. Year Built: <b>2022</b>  |
| Frontage(feet):                                                          | Bathrooms: <b>1</b>                 | Age: <b>3</b>                    |
| Frontage(metres):                                                        | Full Baths: <b>1</b>                | Zoning: <b>CD</b>                |
| Depth / Size (ft.):                                                      | Half Baths: <b>0</b>                | Gross Taxes: <b>\$1,525.76</b>   |
| Sq. Footage: <b>0.00</b>                                                 |                                     | For Tax Year: <b>2024</b>        |
| Flood Plain:                                                             | P.I.D.: <b>031-820-026</b>          | Tax Inc. Utilities?:             |
| View: <b>Yes : BEAUTIFUL CITY &amp; MOUNTAIN</b>                         |                                     | Tour: <b>Virtual Tour URL</b>    |
| Complex / Subdiv: <b>Concord Brentwood</b>                               |                                     |                                  |
| First Nation:                                                            |                                     |                                  |
| Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |                                     |                                  |
| Sewer Type:                                                              | Water Supply: <b>City/Municipal</b> |                                  |

Style of Home: **Other**  
Construction: **Concrete**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Forced Air, Heat Pump**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **STRATA LOT 596, PLAN EPS8443, DISTRICT LOT 124, 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 V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **538**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **538 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **538 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name: **RANCHO**  
Maint Fee: **\$322.16**  
Maint Fee Includes: **Garbage Pickup, Hot Water, Recreation Facility, Water**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht.:  
# of Kitchens: **1**

# of Levels: **1**  
# of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
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  | Foyer       | 3'10 x 4'1  |
| Main  | Kitchen     | 11'2 x 10'6 |
| Main  | Living Room | 12'6 x 10'6 |
| Main  | Bedroom     | 8'11 x 9'0  |
|       |             | x           |
|       |             | x           |
|       |             | x           |
|       |             | x           |

| Floor | Type | Dimensions |
|-------|------|------------|
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |
|       |      | x          |

| Bath | Floor | # of Pieces | Ensuite? |
|------|-------|-------------|----------|
| 1    | Main  | 3           | Yes      |
| 2    |       |             |          |
| 3    |       |             |          |
| 4    |       |             |          |
| 5    |       |             |          |
| 6    |       |             |          |
| 7    |       |             |          |
| 8    |       |             |          |

Listing Broker(s): **Royal LePage Sussex**

**Welcome to CONCORD BRENTWOOD, just steps from Brentwood Town Centre SKYTRAIN Station and Brentwood Mall! This functional 1-bed, 1-bath home offers 538 sq. ft. of modern living with floor-to-ceiling windows showcasing UNOBSTRUCTED CITY & MOUNTAIN VIEWS. The sleek gourmet kitchen features integrated appliances, ample storage, and quartz countertops. Enjoy a spacious 192 sq. ft. covered balcony, Nest Smart Thermostat, AIR CONDITIONING, and a spa-like bathroom. World-class amenities include 24/7 concierge, fitness centre, piano room, dog wash, party & games room, theatre, car wash, EV parking, and study areas. Experience ultimate convenience with shopping, dining, and entertainment at your doorstep! Unit comes with one parking.**