



Presented by:
David Seadon PREC*
 Stilhavn Real Estate Services
 Phone: 604-290-4998
<http://www.thereferraladvantage.com>
davidseadon@telus.net

Active
R2476590
 Board: V
 Apartment/Condo

3005 4189 HALIFAX STREET

Burnaby North
 Brentwood Park
 V5C 0H9

Residential Attached

\$768,800 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$768,800
Meas. Type:	Frontage (metres):	Approx. Year Built: 2015
Depth / Size (ft.):	Bedrooms: 2	Age: 5
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: STRATA
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,114.30
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure: West	Maint. Fee: \$291.87	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 029-544-700
Mgmt. Co's Name: FIRST SERVICE RESIDENTIAL		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-683-8900		
View: Yes: CITY, MOUNTAINS, WATER		
Complex / Subdiv: AVIARA		
Services Connected: Electricity, Water		
Sewer Type:		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage; Underground		
Exterior: Glass, Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen: Full	R.I. Plumbing:	Units in Development:	Total Units in Strata: 236
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel:	# of Fireplaces: 0	Fixtures Leased: No	
Fuel/Heating: Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 195, PLAN EPS2726, DISTRICT LOT 120, 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: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 11'0			x			x
Main	Dining Room	10'0 x 7'9			x			x
Main	Kitchen	9'11 x 9'1			x			x
Main	Master Bedroom	11'2 x 10'2			x			x
Main	Walk-In Closet	4'10 x 4'7			x			x
Main	Bedroom	11'2 x 9'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 855	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 855 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 855 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Stilhavn Real Estate Services**

Fantastic VIEW home at Aviara! This sunny, west facing, 2 bed, 2 bath, 855 sqft suite ticks all the boxes: excellent, open floorplan with no wasted space, great kitchen with gas range, large island & lots of cupboards, separated bedrooms, & lots of outdoor space with balcony stretching the width of the unit. Oh, did we mention the views? Mountains, city, water, downtown Vancouver, Stanley Park, Lions Gate Bridge...and the sunsets! They are different every night. This high quality building is 5 years young & beautifully maintained by great caretakers & proactive strata. You'll love the resort like amenities & the handy guest suites when family comes to visit. So centrally located just steps to Skytrain & a short walk to Brentwood Town Centre shopping and restaurants. This is a must see!