



Presented by:
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Active
R2170630
 Board: V
 Apartment/Condo

805 4189 HALIFAX STREET

Burnaby North
 Brentwood Park
 V5C 0H9

Residential Attached

\$649,000 (LP)

(SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Approval Req?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name:
 Mgmt. Co's Phone:
 View: **Yes: City View**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$254.36**

Original Price: **\$649,000**
 Approx. Year Built: **2015**
 Age: **2**
 Zoning: **RM5(S)**
 Gross Taxes: **\$2,354.39**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-543-185**
 Tour:

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

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL EPS2726 LT 43 DL 120 LD 36**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security - RI, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 21'			x			x
Main	Kitchen	9' x 10'			x			x
Main	Master Bedroom	10'3 x 11'6			x			x
Main	Bedroom	9' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 854	# of Rooms: 4	# 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:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 854 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 854 sq. ft.				7				
				8				

Listing Broker(s): **Sutton Group - 1st West Realty**

Aviara proudly developed by Ledingham McAllister is centrally located in the Brentwood neighbourhood of North Burnaby. This 854 sf, 2 bedroom and 2 bathroom facing SW, offers amazing views of the North Shore Mountains and downtown city skyline. It features an expansive open-concept kitchen, dining/living room. Homes include a full S.S. Steel appliance pkg., front loading wash/dryer, blinds, expansive windows, and a spacious balcony. Aviara is fully equipped with a fitness centre, lounge, kitchen area, billiards table, and a sprawling terrace. Hotel-style guest suite for out-of-town visitors. Each home comes with a 1 year Modo Casual membership. Pet friendly, with restrictions. Skytrain is 2 blocks away. Public Open House June 3rd and June 4th 2:00-4:00 p.m.