Presented by:

Melanie Chow PREC*

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OAKWYNREALTY

Active

R2517243

Board: V

Apartment/Condo

2401 2388 MADISON AVENUE

Burnaby North

Brentwood Park

V5C 0K8

Residential Attached

$845,900 (LP)

(SP) M

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **AWM Alliance**
Mgmt. Co's Phone:
View: **Yes: Mountain & City View**
Complex / Subdiv: **FUTON HOUSE**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **$380.00**

Original Price: **$845,900**
Approx. Year Built: **2019**
Age: **2**
Zoning: **RM4**
Gross Taxes: **$2,908.74**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **030-968-585**
Tour: **Virtual Tour URL**

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Addition**
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit:
Dist. to School Bus:
Units in Development: **303**
Total Units in Strata:
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **STRATA LOT 180, PLAN EPS6407, DISTRICT LOT 119, 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: **Bike Room, Elevator, Exercise Centre, Guest Suite, Pool; Outdoor, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions
Main	**Living Room**	**12'6 x 12'3**
Main	**Kitchen**	**12' x 12'**
Main	**Master Bedroom**	**11'3 x 10'**
Main	**Bedroom**	**9'6 x 9'**
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **919**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **919 sq. ft.**

Unfinished Floor: **0**
Grand Total: **919 sq. ft.**

# of Rooms: **4** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: **2** Cats: Dogs:
or % of Rentals Allowed:
Bylaws: **Pets Allowed w/Rest., Rentals Allowed**

Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**Yes**
2	**Main**	**4**	**No**
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Royal Pacific Realty Corp.**

Fulton House by Polygon in Brentwood Mall area, Southeast facing corner unit features 2 bedrooms,2bathrooms with gorgeous view. High ceilings in living areas. Gourmet kitchens features gleaming engineered stone countertops, S/S appliances and a functional central island. Enjoy a resort-inspired swimming pool and hot tub, Steps to restaurants, shoppings, theatre and more. A few minutes walk to skytrain station. Bright corner unit with unobstructed views east from one patio and south from the other patio. City view- Brentwood and Metrotown; Mountain view- SFU and Mt. Baker. Large parking spot by the elevator Upgraded closets 1 locker; Large storage. You will love it.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

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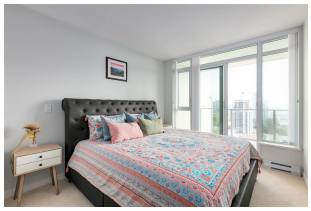
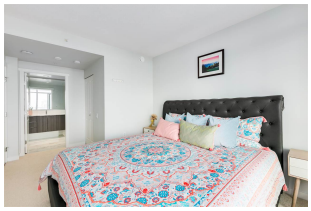
Enter your own heading here (via Customize --> Fields)

Bedrooms:	2	**Construction:**	Concrete
Bathrooms (Full / Half):	2 / 0	**Style:**	Corner Unit
Floor Area (sq. ft.):	919	**Type of Parking:**	Garage; Underground, Visitor
Year Built (approx.):	2019	**Number of Parking Places:**	1

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener

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