

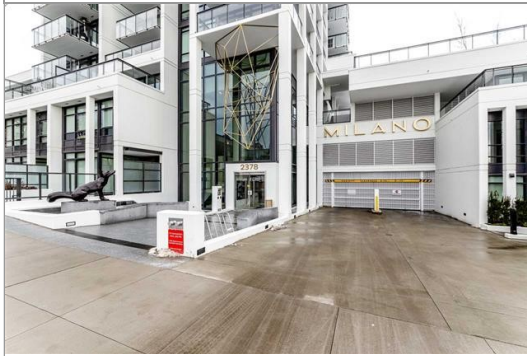


Presented by:
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OAKWYN REALTY

Active **R2385053** **907 2378 ALPHA AVENUE** Residential Attached
 Board: V **\$499,000 (LP)**
 Apartment/Condo **(SP)**



Sold Date: Frontage (feet): Original Price: **\$499,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): **182** Bedrooms: **1** Age: **1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$657.67**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**
 Exposure: Maint. Fee: **\$221.60** Tax Inc. Utilities?:
 If new, GST/HST inc?: **No** P.I.D.: **030-595-380**
 Tour:
 Mgmt. Co's Name: **Rancho Management**
 Mgmt. Co's Phone: **604-684-4508**
 View: **Yes: City and Mountain**
 Complex / Subdiv: **Milano**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
 Sewer Type: **City/Municipal**

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete, Glass, Mixed	Reno. Year:	Dist. to Public Transit: Close	Dist. to School Bus: Close
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development: 176	Total Units in Strata: 176
Rain Screen: Full	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces: 0	Property Disc.: Yes	
Water Supply: City/Municipal	# of Fireplaces: 0	Fixtures Leased: No	
Fireplace Fuel:		Fixtures Rmvd: :	
Fuel/Heating: Forced Air		Floor Finish: Laminate, Tile	
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 56, PLAN EPS4924, 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 1 OR V, AS**
 Amenities: **Club House, Exercise Centre, Guest Suite, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Adult Oriented, Central Location, Gated Complex, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'9 x 10'0			x			x
Main	Living Room	11'2 x 9'11			x			x
Main	Kitchen	12'7 x 10'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 468	# of Rooms: 3	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 468 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total: 468 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Oakwyn Realty Ltd.**

BRAND NEW! GST PAID! Welcome to this new 1 bedroom at Milano, a luxury high end building by Solterra. Owner occupied unit featuring Air-conditioning, imported Italian kitchen with premium appliances: Liebherr fridge, Fulgor wall oven, 5 burner gas stovetop, & Blomberg w/d & dishwasher. Excellent amenities: guest suite, lounge room with kitchen, exercise centre, game room, outdoor court yard with theatre, bbq, patio lounge, mini golf, exercise centre, hot tub, and steam/sauna room. Centrally located unit is a 5 mins walk to new Brentwood Mall, Brentwood Skytrain station, restaurants, cafe, banking and more. Includes 1 storage locker & 1 parking stall easily accessible on P1. EV stalls available in visitor stalls. Pet & rentals allowed. OH: July 6th from 10am-12pm & July 7 from 2 to 4pm.