



Presented by:
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Active **R2261020** **407 2024 FULLERTON AVENUE** Residential Attached
 Board: V North Vancouver **\$519,000** (LP)
 Apartment/Condo Pemberton NV (SP)



Sold Date: Frontage (feet): Original Price: **\$519,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1975**
 Depth / Size (ft.): Bedrooms: **1** Age: **43**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MF RM2**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,042.68**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$300.00** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **003-825-574**
 Tour:
 Mgmt. Co's Name: **The Wynford Group**
 Mgmt. Co's Phone: **604-261-0285**
 View: **:**
 Complex / Subdiv: **WOODCROFT - Capilano BLDG**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Concrete** Parking: **Garage Underbuilding**
 Exterior: **Concrete** Locker: **Y**
 Foundation: **Concrete Perimeter** Dist. to Public Transit:
 Rain Screen: Reno. Year: **2007** Units in Development:
 Renovations: **Completely** R.I. Fireplaces: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** # of Fireplaces: **0** Property Disc.: **Yes**
 Fireplace Fuel: Fixtures Leased: **:**
 Fuel/Heating: **Hot Water** Fixtures Rmvd: **:**
 Outdoor Area: **Balcony(s)** Floor Finish:
 Type of Roof: **Tar & Gravel**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Other, Recreation Facility**
 Legal: **PL VAS283 LT 34 DL 764 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**
 Amenities: **Bike Room, Elevator, Pool; Indoor, Shared Laundry, Storage**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 11'10			x			x
Main	Kitchen	9'7 x 7'10			x			x
Main	Dining Room	11'0 x 8'5			x			x
Main	Bedroom	17'3 x 10'3			x			x
Main	Den	6'11 x 6'4			x			x
Main	Other	11'5 x 6'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	760	# 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	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	760 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Not Allowed, Rentals Allowed			5				Door Height:
Grand Total:	760 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

The best building in Woodcroft- The Capilano. This well maintained and partyly updated 1 bedroom apartment is move-in condition. North facing, large balcony, 1 parking spot. Rentals allowed.