



Presented by:

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Royal LePage Sussex - Tom Hassan

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**Active**
R2674534Board: V
Apartment/Condo**1009 2016 FULLERTON AVENUE**North Vancouver
Pemberton NV
V7P 3E6

Residential Attached

\$499,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **1**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **002-567-504**
 View: **Yes : Nice city view from balcony**
 Complex / Subdiv: **Woodcroft**
 Services Connctd: **Electricity, Sanitary Sewer, Water**

Original Price: **\$499,900**
 Approx. Year Built: **1973**
 Age: **49**
 Zoning: **MFD**
 Gross Taxes: **\$1,353.91**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year: **2020**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 120, PLAN VAS437, DISTRICT LOT 764, 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**

Amenities: **Bike Room, Elevator, Exercise Centre, Pool; Indoor, Shared Laundry**

Site Influences:
 Features:

Finished Floor (Main): **675**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **675 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **675 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Wynford**
 Maint Fee: **\$425.00**
 Maint Fee Includes: **Management, Recreation Facility**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Locker: **Yes**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	12' x 12'
Main	Dining Room	7' x 7'
Main	Kitchen	6' x 7'
Main	Master Bedroom	13' x 11'
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

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

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

Woodcroft Designer Renovation with City View in the Lillooet Building by Capilano River. This one bedroom SE facing unit has been renovated to perfection. Kitchen features new stainless steel appliances, custom cabinetry, modern backspash; new bathroom, popular grey hardwood flooring, new carpeting in living and bedroom. You will love the built-in living room, closet cabinetry. Spacious sundeck with views of downtown, forest and new landscaping. Maintenance fee includes hot water, heating and amenities. 1 cat allowed, rentals okay. Nothing to do here but move in! One of the nicest 1 bedroom Woodcroft units you will find. Gated community with round the clock security. Lions Gate Village is close-by and will feature a brand new community center, shops, restaurants and more.