




#905 – 2004 Fullerton Avenue Offered at \$539,000

Welcome to Woodcroft! This move-in ready 2 bedroom, 1 bathroom apartment offers 767 sq. ft. of functional living space and a great opportunity to update and add your own personal touch. Amenities include indoor pool, hot tub, sauna, gym and shared laundry room. Situated in a convenient location close to transit, shopping and parks, this is an ideal home for first-time buyers or investors.



ERIC CHRISTIANSEN
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604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3015976 Board: V Apartment/Condo		905 2004 FULLERTON AVENUE North Vancouver Pemberton NV V7P 3G8		Residential Attached \$539,000 (LP) (SP) M																																																																																											
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$539,000 Meas. Type: Feet Bedrooms: 2 Approx. Year Built: 1976 Frontage(feet): _____ Bathrooms: 1 Age: 49 Frontage(metres): _____ Full Baths: 1 Zoning: RH2 Depth / Size (ft.): _____ Half Baths: 0 Gross Taxes: \$1,667.81 Sq. Footage: 0.00 For Tax Year: 2024 Flood Plain: _____ P.I.D.: 003-974-782 Tax Inc. Utilities?: _____ View: Yes : Forest view Tour: _____ Complex / Subdiv: Woodcroft First Nation _____ Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																																																													
Style of Home: 1 Storey Construction: Concrete Exterior: Brick, Concrete Foundation: Concrete Perimeter Renovations: _____ Reno. Year: _____ # of Fireplaces: _____ R.I. Fireplaces: _____ Rain Screen: _____ Fireplace Fuel: _____ Metered Water: _____ Fuel/Heating: Baseboard, Hot Water R.I. Plumbing: _____ Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Tar & Gravel		Total Parking: _____ Covered Parking: _____ Parking Access: Side Parking: Garage Underbuilding Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Wall/Wall/Mixed																																																																																													
Legal: STRATA LOT 90, PLAN VAS399, 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, Garden, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Swirlpool/Hot Tub																																																																																															
Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Dishwasher, Microwave, Refrigerator, Stove																																																																																															
Finished Floor (Main): 767 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 767 sq. ft. Unfinished Floor: 0 Grand Total: 767 sq. ft.		Units in Development: _____ Exposure: _____ Mgmt. Co's Name: Quay Pacific Property Mgmt. Maint Fee: \$574.26 Maint Fee Includes: Caretaker, Electricity, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water		Tot Units in Strata: 184 Locker: Yes Storeys in Building: 17 Mgmt. Co's #: 604-685-8830 Council/Park Apprv?: _____																																																																																											
Suite: _____ Basement: None Crawl/Bsmt. Ht: _____ # of Levels: 1 # of Kitchens: 1 # of Rooms: 6		Bylaws Restrictions: Pets Not Allowed, Rentals Allowed Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____ # or % of Rentals Allowed: _____ Short Term (<1yr) Rnt/Lse Alwd?: No Short Term Lse-Details: _____																																																																																													
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Listing Broker(s): Bellevue Realty Group		Bellevue Realty Group																																																																																													

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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905 2004 Fullerton Avenue
North Vancouver, BC

LIVING AREA	767 SF
BALCONY	60 SF
CEILING HEIGHT	8'



Valid Until: June 10, 2026

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%. E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.

Uplan.ca



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