



505-4380 HALIFAX STREET

2 BED | 2 BATH | 1038 SQ. FT.

Welcome to one of Burnaby's best locations! This 2 bedroom plus large den unit - built by Bosa - offers over 1000 sq.ft PLUS a large 164 sq.ft patio for entertaining. Featuring maple wood cabinetry, granite countertops, stainless steel appliances & a gas fireplace. This building is professionally managed with fantastic amenities including a gym, social lounge, hot tub, sauna & bike storage. Also comes with 1 parking & 1 storage locker. Located just steps from grocery stores, cafes and restaurants. A short stroll to the Skytrain and Brentwood mall. Enjoy your Northeast views from your open concept, well laid out home. A must see!

NEIGHBOURHOOD HIGHLIGHTS

Elementary School
Kitchener Elementary

High School
Alpha Secondary

French Immersion
Aubrey Elementary
Marlborough Elementary
Alpha Secondary

WALK SCORE: 96

BIKE SCORE: 95

TRANSIT SCORE: 92

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

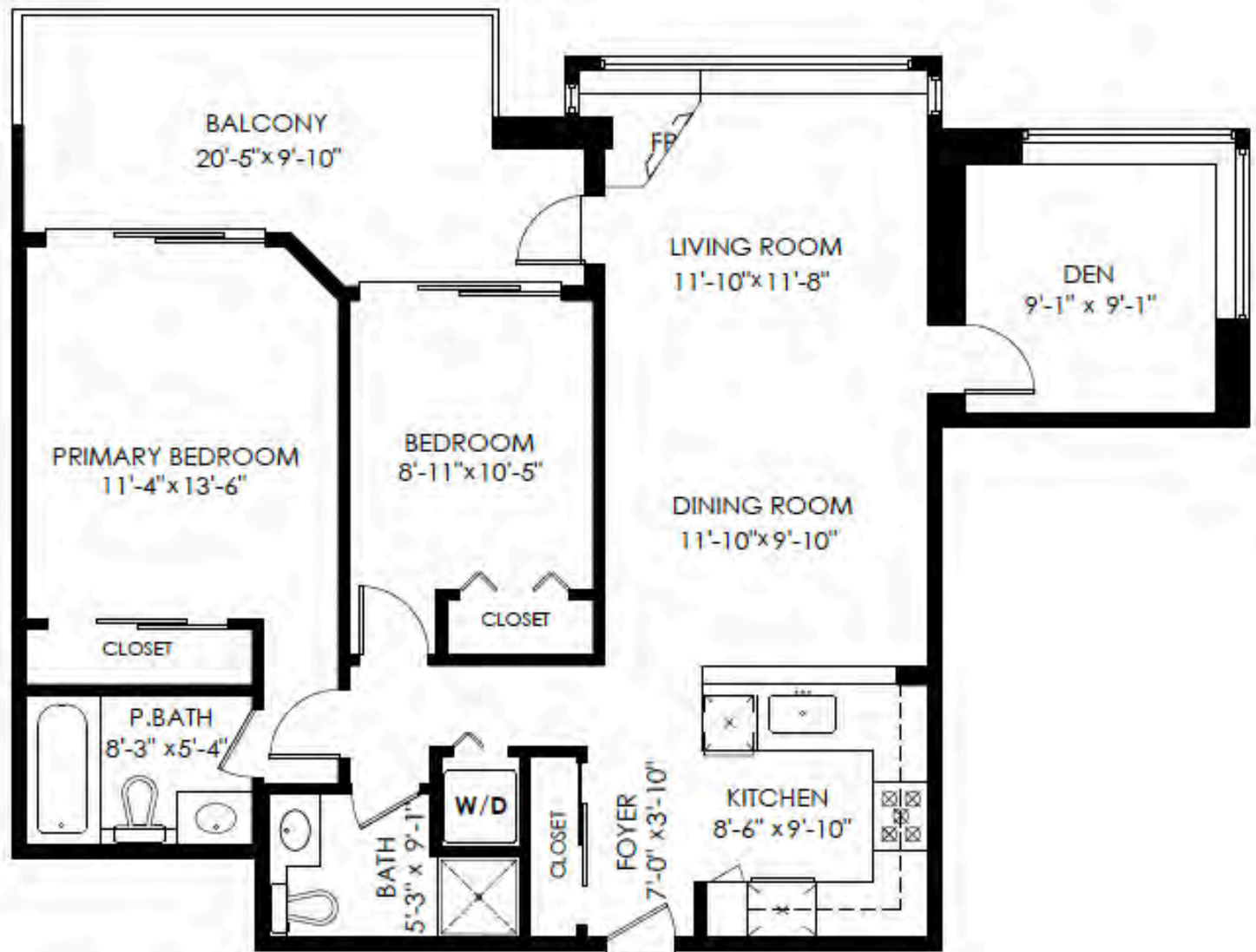
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View additional photos & 3D tour at www.KeithRoy.com

Floor Area: 1,038 sq.ft.
Balcony: 164 sq.ft.
Ceiling Height: 8'-0"



MEASURED ON: (2024-07-18)

info@pixlworks.com www.pixlworks.com 604.329.5788



©&D licensed. This square foot calculated fit gross unit area. SQFT based on inside measurements to outside walls. not taken from original blueprints, may include unfinished area. This is a preliminary proposal only and is not intended for architectural construction use. All details, sizes & placement & should be consulted approximately with a 1-2% tolerance.



Presented by:
Keith Roy PREC*

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Active
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Board: V
Apartment/Condo

505 4380 HALIFAX STREET

Burnaby North
Brentwood Park
V5C 6R3

Residential Attached

\$799,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$799,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2004**
Frontage(feet): _____ Bathrooms: **2** Age: **20**
Frontage(metres): _____ Full Baths: **2** Zoning: **CD**
Depth / Size (ft.): _____ Half Baths: **0** Gross Taxes: **\$2,079.44**
Sq. Footage: **0.00** P.I.D.: **025-857-908** For Tax Year: **2023**
Flood Plain: _____ View: _____ Tax Inc. Utilities?: **No**
Complex / Subdiv: **Brentwood Park** Tour: **Virtual Tour URL**
First Nation: _____
Services Connctd: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Legal: **STRATA LOT 29, PLAN BCS690, 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: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**

Site Influences: **Central Location, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,038**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,038 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,038 sq. ft.**

Units in Development: **139**
Exposure: **Northeast**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$460.00**
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management, Snow removal**

Tot Units in Strata: **139** Locker: **Yes**
Stores in Building: **25**
Mgmt. Co's #: **604-683-8900**
Council/Park Apprv?: _____

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

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: _____
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main | Foyer | 7'0 x 3'10 | | | x | 1 | Main | 3 | No |
| Main | Kitchen | 8'6 x 9'10 | | | x | 2 | Main | 4 | Yes |
| Main | Dining Room | 11'10 x 9'10 | | | x | 3 | | | |
| Main | Living Room | 11'10 x 11'8 | | | x | 4 | | | |
| Main | Den | 9'1 x 9'1 | | | x | 5 | | | |
| Main | Bedroom | 8'11 x 10'5 | | | x | 6 | | | |
| Main | Primary Bedroom | 11'4 x 13'6 | | | x | 7 | | | |
| | | | | | x | 8 | | | |

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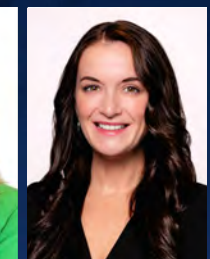
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*Denotes Personal Real Estate Corporation.