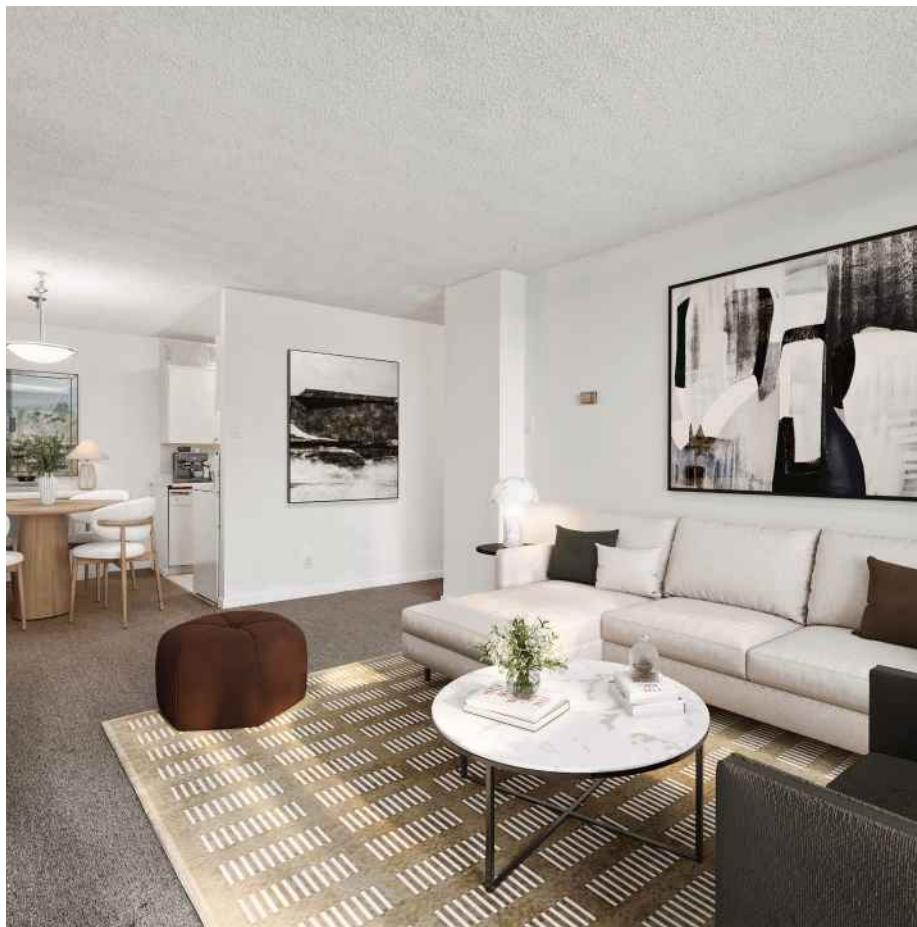


# #1705 - 2016 Fullerton Avenue, North Vancouver

\$469,900



Welcome to the Lillooet at Woodcroft – North Vancouver's 13 acre neighborhood community filled with lush & beautifully landscaped gardens located in Lower Capilano off the Capilano River. Your East facing UPDATED 1 bdrm offer an efficient floorplan, spacious living room, separate dining room area, large bdrm & a balcony to enjoy your spectacular views spanning from the NS Mountains to the Vancouver Harbour. Upgrades include flooring, appliances, bathroom vanity & paint. Proactive strata with updated roof, boiler, elevators & parking membrane. Woodcroft offers 24/7 gated security, indoor pool, hot tub, exercise room, billiards room, library, hobby & games room. Maint fees include heat, hot water & hydro. 1 pkg & locker incl.

## KEY INFORMATION

ADDRESS: #1705 - 2016 Fullerton Ave, North Van

PRICE: \$469,000

AREA: Pemberton

TYPE: 1 Bedroom + 1 Bath+ Balcony

SQ FT: 660 SF\*

YEAR BUILT: 1973

TAX: \$2,009.47 (2024)

STRATA FEES: \$482.79

## FEATURES

VIEWS: Mountains & City

PARKING: 1 - 476

LOCKER - P3 - H465

PETS: 1 Cat

RENTAL: No Airbnb

ELEMENTARY: Norgate Elementary

HIGH SCHOOL: Carson Graham Secondary

\* Strata Plan show 654 SF



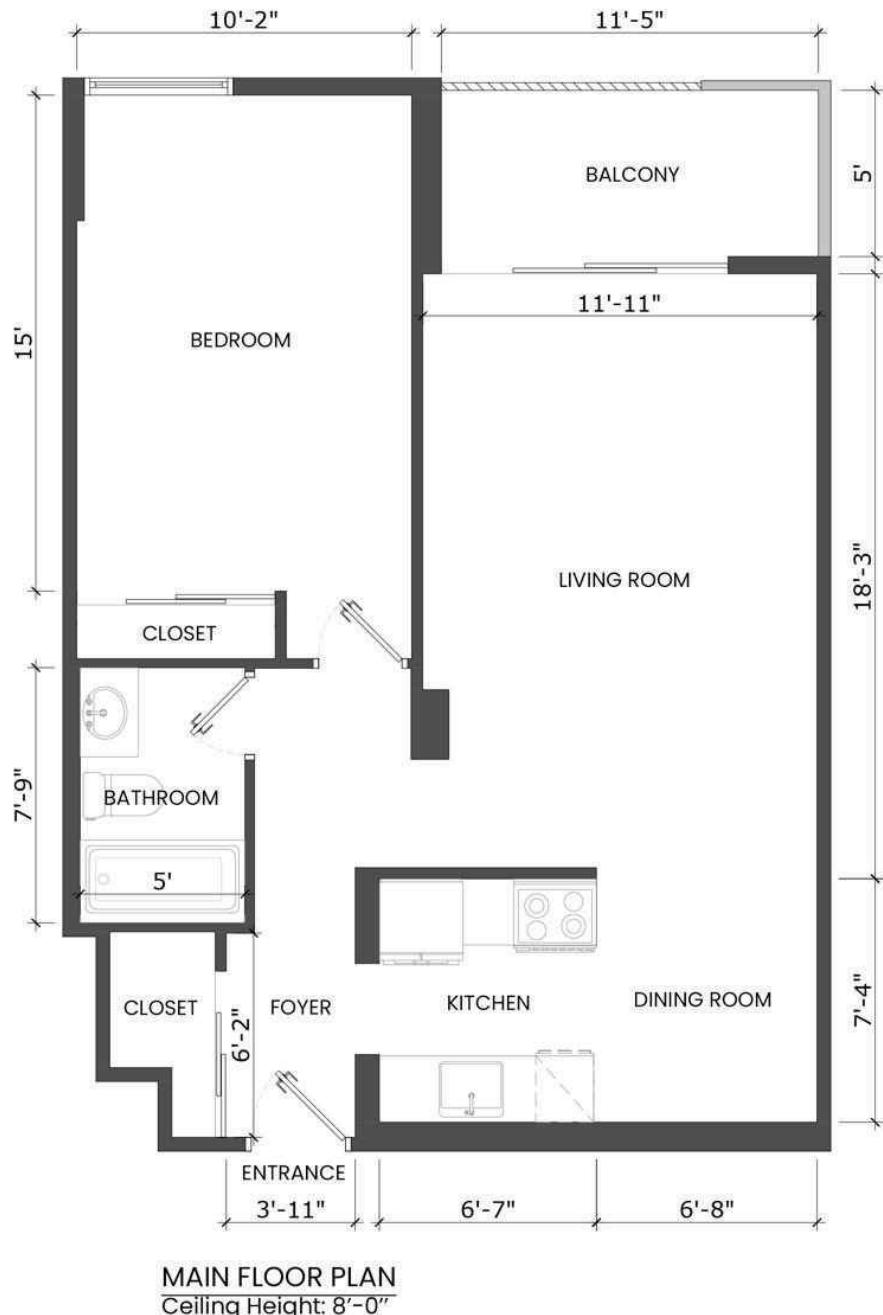
**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**

# 1705-2016 FULLERTON AVENUE, NORTH VANCOUVER, BC

MAIN FLOOR TOTAL: 660 SQ.FT.  
BALCONY: 57 SQ. FT.

\*Strata Plan show 654 SQ. FT.



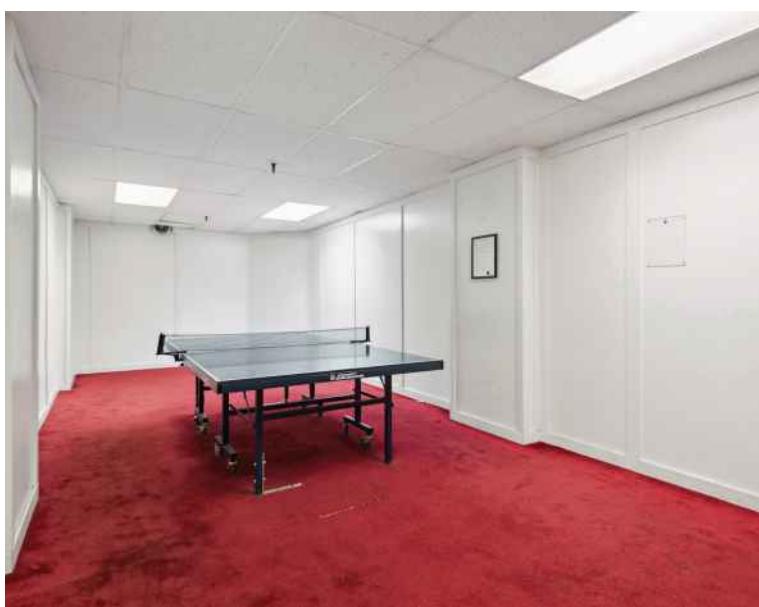
\* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES.  
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED. FLOOR PLAN DESIGNED BY ISHOT.CA ENTERPRISES INC.  
604-368-7979 ISHOT.CA



**Derek Kai** Personal Real Estate Corporation  
604.868.1666  
dkai@rennie.com  
expertliving.ca

ISHOT

rennie



**Derek Kai** Personal Real Estate Corporation  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**



Presented by:  
**Derek Kai PREC\***

Chow & Kai Group  
Rennie & Associates Realty Ltd.  
Phone: 604-868-1666

dkai@rennie.com

rennie

**Active**  
**R2960291**  
Board: V  
Apartment/Condo

**1705 2016 FULLERTON AVENUE**

North Vancouver  
Pemberton NV  
V7P 3E6

Residential Attached

**\$469,000 (LP)**   
**(SP)**



Sold Date: If new, GST/HST inc?: Original Price: **\$469,000**  
Meas. Type: Bedrooms: 1 Approx. Year Built: **1973**  
Frontage(feet): Bathrooms: 1 Age: **52**  
Frontage(metres): Full Baths: 1 Zoning: **RH2**  
Depth / Size (ft.): Half Baths: 0 Gross Taxes: **\$1,358.38**  
Sq. Footage: **0.00** For Tax Year: **2024**  
Flood Plain: P.I.D.: **004-158-105** Tax Inc. Utilities?: **No**  
View: **Yes** : Mountain Water City Tour:  
Complex / Subdiv: **Woodcroft Estates - Lillooet**  
First Nation  
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**  
Construction: **Concrete**  
Exterior: **Concrete, Glass, Mixed**  
Foundation: **Concrete Perimeter**

Total Parking: 1 Covered Parking: 1 Parking Access:  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **NEAR** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**

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

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:  
Fixtures Leased: :  
Fixtures Rmvd: **No** :  
Floor Finish: **Mixed, Carpet**

Legal: **STRATA LOT 207 DISTRICT LOT 764 STRATA PLAN VR. 437, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Shared Laundry, Storage**

Site Influences: **Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Sprinkler - Fire, Sprinkler - Inground, Stove**

Finished Floor (Main): **660**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **660 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **660 sq. ft.**

Units in Development: **1,22**  
Exposure: **East**  
Mgmt. Co's Name: **Fraser Property Mangement**  
Maint Fee: **\$482.79**  
Maint Fee Includes: **Caretaker, Electricity, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **507** Locker: **Yes**  
Storeys in Building: **20**  
Mgmt. Co's #: **604-466-7021**

Council/Park Apprv?:

Suite: **Basement:None**  
Crawl/Bsmt. Ht: **# of Levels: 1**  
# of Kitchens: **1** # of Rooms: **5**

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

Cats: **Yes** Dogs: **No**

Floor Type Dimensions Floor Type Dimensions Bath Floor # of Pieces Ensuite?  
Main Kitchen 6'7" x 7'4" x 1 Main Living Room 18'3" x 11'1" x 2  
Main Dining Room 7'4" x 6'8" x 3  
Main Bedroom 15' x 10'2" x 4  
Main Patio 11'5" x 5' x 5  
x 6  
x 7  
x 8

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Welcome to the Lillooet at Woodcroft – North Vancouver's 13 acre neighborhood community filled with lush & beautifully landscaped gardens located in Lower Capilano off the Capilano River. Your East facing UPDATED 1 bdrm offer an efficient floorplan, spacious living room, separate dining room area, large bdrm & a balcony to enjoy your spectacular views spanning from the NS Mountains to the Vancouver Harbour. Upgrades include flooring, appliances, bathroom vanity & paint. Proactive strata with updated roof, boiler, elevators & parking membrane. Woodcroft offers 24/7 gated security, indoor pool, hot tub, exercise room, billiards room, library, hobby & games room. Maint fees include heat, hot water & hydro. 1 pkg & locker incl.

REA Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'. 01/30/2025 09:57 AM  
1 Page



**Derek Kai** Personal Real Estate Corporation  
604.868.1666  
dkai@rennie.com  
expertliving.ca

rennie