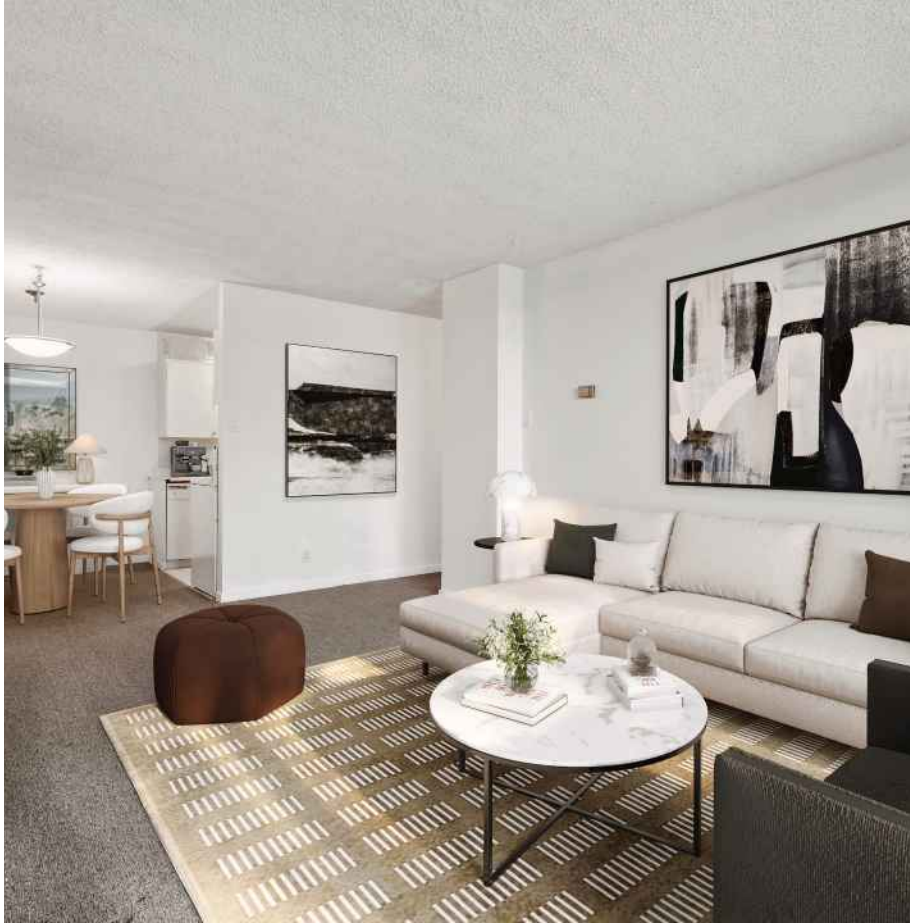


#1705 - 2016 Fullerton Avenue, North Vancouver

\$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



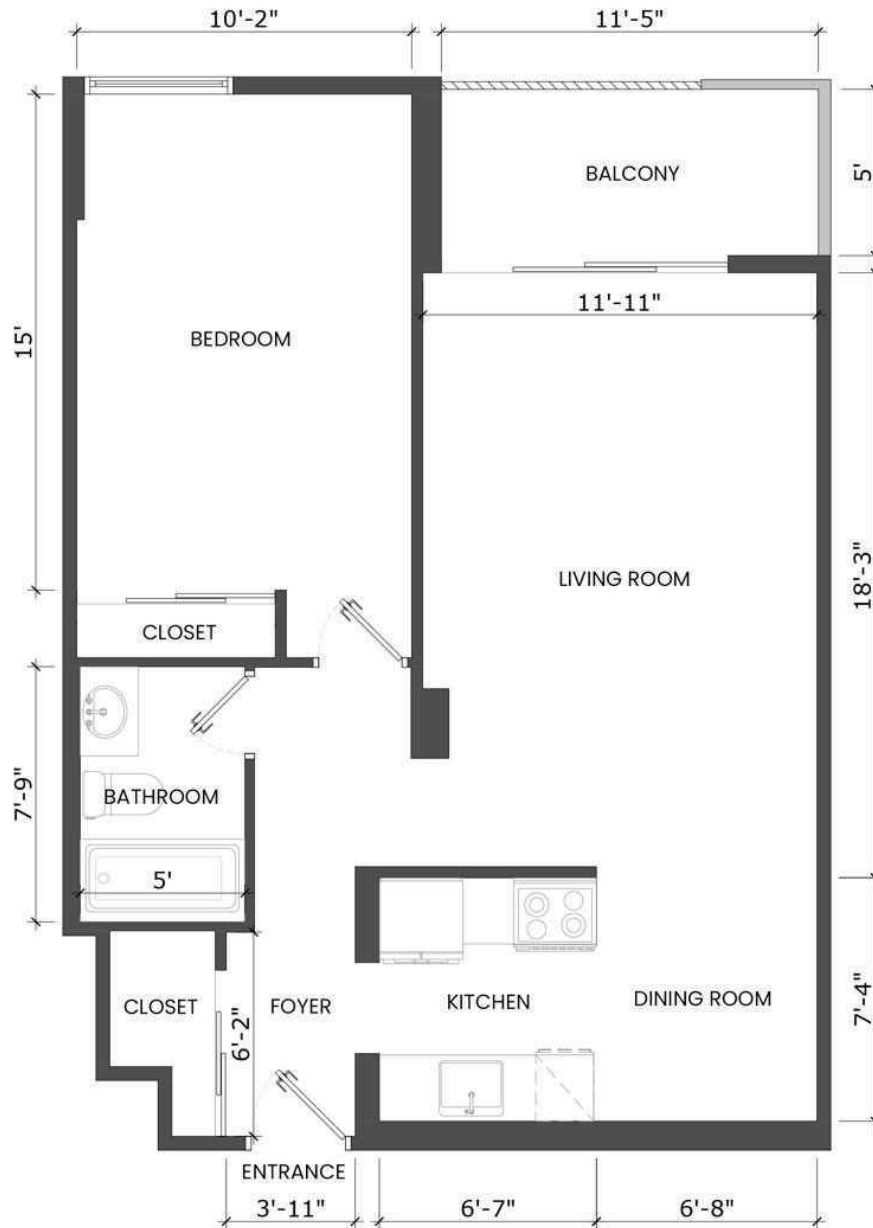
Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

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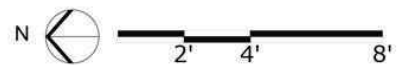
1705-2016 FULLERTON AVENUE, NORTH VANCOUVER, BC

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

*Strata Plan show 654 SQ. FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-0"



* 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

ISHOT



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

rennie



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 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



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**
 Fixtures Leased: :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed, Carpet**

Renovations: **Partly** Reno. Year:
 # of Fireplaces: **R.I.** Fireplaces: Rain Screen:
 Fireplace Fuel: Metered Water:
 Fuel/Heating: **Baseboard** R.I. Plumbing:
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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** Tot Units in Strata: **507** Locker: **Yes**
 Exposure: **East** Stores in Building: **20**
 Mgmt. Co's Name: **Fraser Property Mangement** Mgmt. Co's #: **604-466-7021**
 Maint Fee: **\$482.79** Council/Park Apprv?:
 Maint Fee Includes: **Caretaker, Electricity, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**

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** Cats: **Yes** Dogs: **No**
 # 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	Kitchen	6'7 x 7'4			x	1	Main	4	No
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.**

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