


Active
R2440384
 Board: V
 Apartment/Condo

TH14 4250 DAWSON STREET

Burnaby North
 Brentwood Park
 V5C 4B1

Residential Attached
\$650,000 (LP)
 (SP) 



Sold Date: _____ Frontage (feet): _____ Original Price: **\$650,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2008**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **12**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$2,736.01**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**
 Exposure: **North** Maint. Fee: **\$283.07** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **027-518-086**
 Mgmt. Co's Name: **AWM Alliance Real Estate** Tour: _____
 Mgmt. Co's Phone: **604-685-3227**
 View: **No** :
 Complex / Subdiv: **One Madison Avenue (OMA2)**
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete	Reno. Year: _____	Dist. to Public Transit: 1 block	Dist. to School Bus: _____
Foundation: Concrete Perimeter	R.I. Plumbing: _____	Units in Development: _____	Total Units in Strata: 154
Rain Screen: _____	R.I. Fireplaces: _____	Title to Land: Freehold Strata	
Renovations: _____	# of Fireplaces: 1	Property Disc.: Yes	
Water Supply: City/Municipal		Fixtures Leased: _____	
Fireplace Fuel: Electric		Fixtures Rmvd: No	
Fuel/Heating: Electric		Floor Finish: Laminate	
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal, Water**
 Legal: **STRATA LOT 13, PLAN BCS2906, 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: **Exercise Centre, Garden, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			x			x
Main	Kitchen	12'5' x 9'			x			x
Main	Dining Room	13' x 8'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Patio	24' x 14'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 723	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height: _____			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age: _____			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: _____	Dogs: _____	3				Pool:
Finished Floor (Total): 723 sq. ft.	# or % of Rentals Allowed: _____			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 723 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Anson Realty Ltd.**

Prime location - OMA 2 in desirable Brentwood Park. This rarely available large one bedroom one level townhome, 723 sq ft of functional living space, features stunning 18 ft ceilings with floor to ceiling windows. Corner unit with wrap around private patio and balconies up to 785 sq ft, located on the 3rd floor rooftop garden terrace level (no public access). Deluxe finishing including gourmet kitchen with granite counters and stainless steel appliances, dark walnut cabinets, H/W floors, and a fireplace! Amenities include club lounge, fully equipped exercise centre, indoor pool, hot tub, steam room & sauna. Walking distance to Gilmore Skytrain station, Solo district & Brentwood Town Centre. One parking and one locker. Pets and rental allowed. One of a kind residence.