



Presented by:
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Active
R2086462

Board: V
 Apartment/Condo

119 2012 FULLERTON AVENUE

North Vancouver
 Pemberton NV
 V7P 3E3

Residential Attached

\$250,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$250,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **1972**
 Depth / Size (ft.): Bedrooms: **1** Age: **44**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RH-2**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,087.31**
 Approval Req?: Half Baths: **0** For Tax Year: **2015**
 Exposure: **North** Maint. Fee: **\$274.98** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-160-240**
 Mgmt. Co's Name: **Wynford Group** Tour:
 Mgmt. Co's Phone: **604-922-8131**
 View: **No :**
 Complex / Subdiv: **WOODCROFT ESTATES**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single, Visitor Parking**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **PL VAS437 LT 268 DL 764 LD 36 GP 1**

Amenities: **Elevator, Exercise Centre, Garden, Recreation Center, Sauna/Steam Room, Shared Laundry**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10' x 11'			x			x
Main	Living Room	12' x 19'			x			x
Main	Kitchen	8' x 7'5			x			x
Main	Dining Room	8' x 6'			x			x
Main	Kitchen	6' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 643	# of Rooms: 5	# of Kitchens: 2	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 643 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Not Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 643 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Sutton Grp West Coast (VanCam)**

Great opportunity to get into the hot real estate market for \$250,000! Woodcroft's popular Pemberton Building offers spacious 1 bedroom w/ large patio. Partial updates w/ newer kitchen cabinets & appliances. Perfect for 1st time buyer, investment or downsizing. Resort-like amenities include indoor pool, hot tub, sauna, gym, meeting room. Pro-active strata! Bldg has extensive upgrades incl plumbing, reconditioned elevators, roof replacement & common area updates. On-site property mgmt, resident caretaker, 24 hrs security & guarded entrance. Strata fee includes electricity, hot water & heat. Centrally located w/ easy access to DT, transit, shops & restaurants. Includes 1 prkg + visitors prkg.