

# #4202 - 4510 Halifax Way, Burnaby

\$699,900



**Panoramic view from your East Facing 562 SF 1 bedroom home at the Amazing Brentwood by Shape Properties.** Perfectly laid out floorplan with over height ceilings, laminate flooring throughout, cheater ensuite & a large 130 SF balcony with views from the North Short Mountains to Metrotown. Chef's design kitchen equipped with top line appliances including gas cooktop, modern design cabinetry, quartz countertop & a kitchen island. Amazing Brentwood is home to world class amenities: Concierge, fitness & yoga studio, games lounge, music room, work centre, guest suites, BBQ terrace & easy access to plaza shopping, dining & Skytrain. Now is the time to join this EXCITING Urban Centre. 1 parking & 1 locker included.

## KEY INFORMATION

ADDRESS: #4202 - 4510 Halifax Way, Burnaby

PRICE: \$699,900

AREA: Brentwood Park

TYPE: 1 Bedroom + 1 Bath + Balcony

SQ FT: 562 SF\* Inside + 130 SF Balcony

YEAR BUILT: 2019

TAX: \$1,736.08 (2022)

STRATA FEES: \$361.67

## FEATURES

PARKING: 1 (P6-6038)

LOCKER: 1 (P60-002-#006)

PETS: One Dog or Two Cats or One of Each

RENTALS: Minimum 1 Month

ELEMENTARY: Brentwood Park Elementary

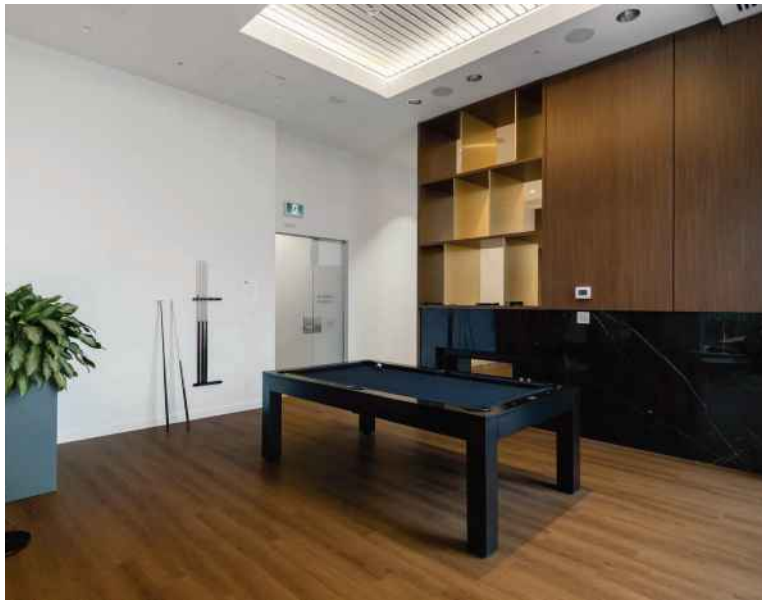
HIGH SCHOOL: Alpha Secondary

\* Strata plan shows 560 SF



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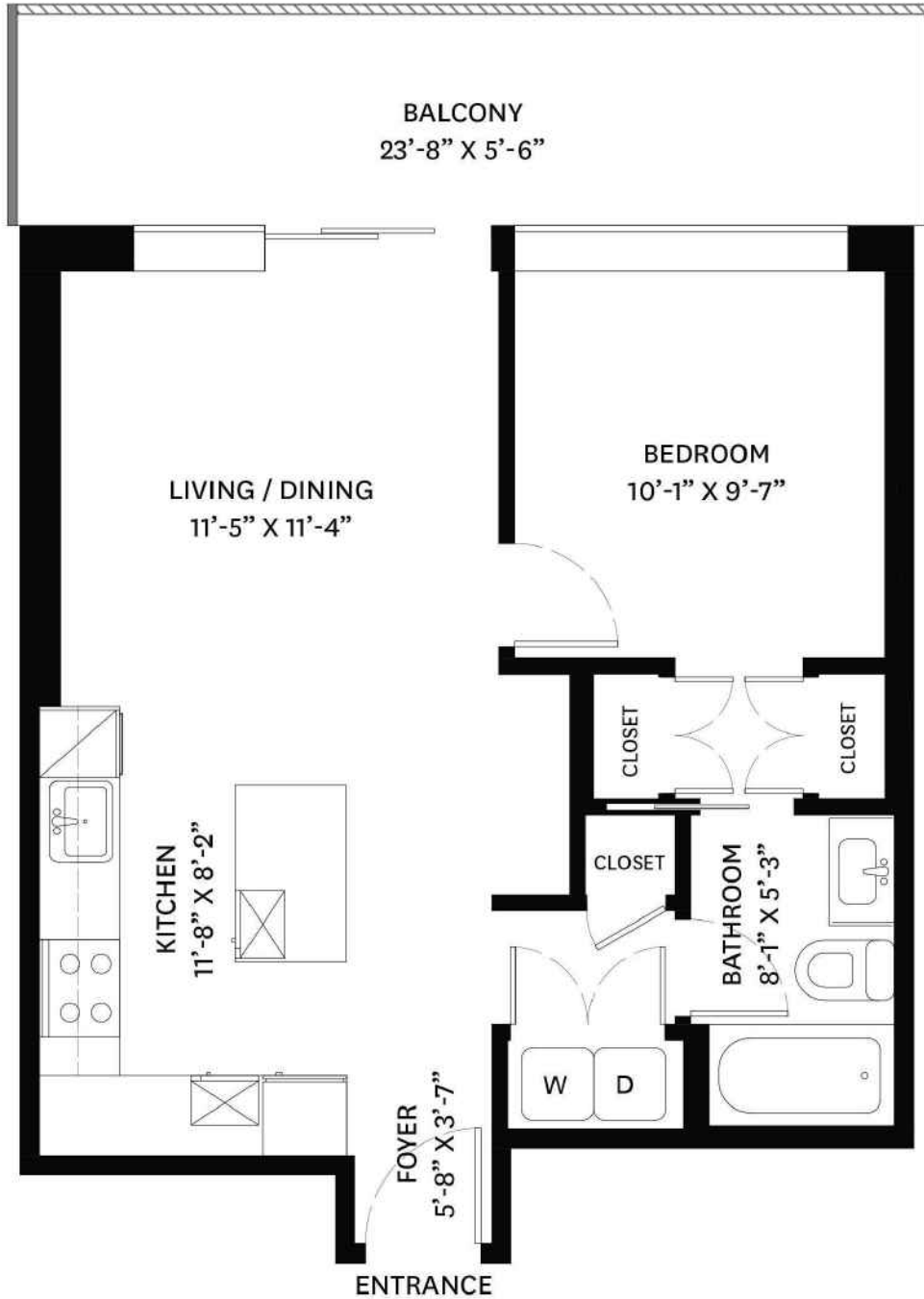
**rennie**



# 4202-4510 HALIFAX WAY, BURNABY, BC

MAIN FLOOR TOTAL: 562 SQ.FT.\*  
BALCONY: 130 SQ.FT.

\*Strata Plan Shows 560 SQ.FT.



**MAIN FLOOR PLAN**  
Ceiling Height: 8'-10"



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Presented by:  
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**Active**  
**R2769710**

Board: V  
 Apartment/Condo

**4202 4510 HALIFAX WAY**

Burnaby North  
 Brentwood Park  
 V5C 0K4

Residential Attached

**\$699,900** (LP)   
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$699,900**  
 Meas. Type: Bedrooms: **1** Approx. Year Built: **2019**  
 Frontage(feet): Bathrooms: **1** Age: **4**  
 Frontage(metres): Full Baths: **1** Zoning: **RM55**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,736.08**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: P.I.D.: **030-937-175** Tax Inc. Utilities?: **No**  
 View: **Yes : Unobstructed City & Mountain** Tour:  
 Complex / Subdiv: **The Amazing Brentwood**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass, Mixed**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
 Parking: **Garage; Underground, Visitor Parking**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 98, PLAN EPS6040, DISTRICT LOT 124, 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: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage, Concierge**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main): **562**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **562 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **562 sq. ft.**

Units in Development:  
 Exposure: **East**  
 Mgmt. Co's Name: **RANCHO**  
 Maint Fee: **\$361.67**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **291** Locker: **Yes**  
 Stores in Building:  
 Mgmt. Co's #: **604-684-4508**  
 Council/Park Apprv?:

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
 Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **SEE CITY BYLAWS**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	11'8" x 8'2"			x	1	Main	4	Yes
Main	Living Room	11'5" x 11'4"			x	2			
Main	Bedroom	11' x 9'7"			x	3			
Main	Patio	23'8" x 6'7"			x	4			
					x	5			
					x	6			
					x	7			
					x	8			

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

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