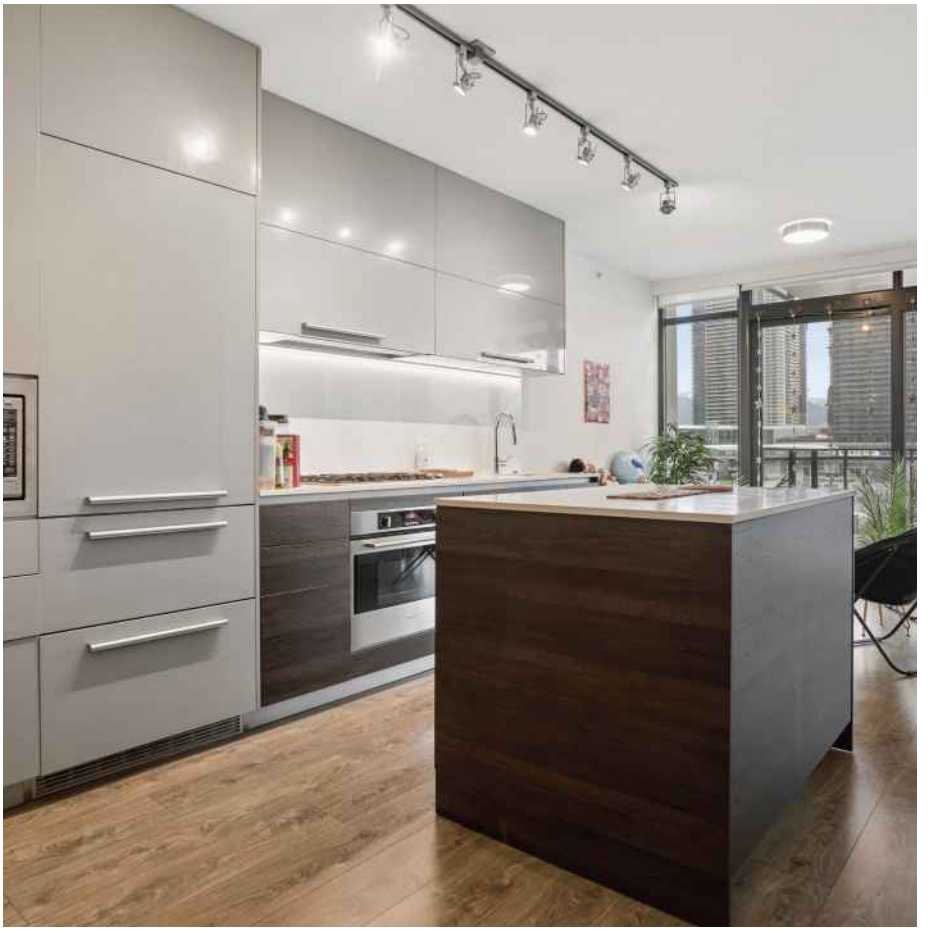
#1609 - 2378 Alpha Way, Burnaby

$528,900













Welcome to Milano – By award winning developer Solterra. Your AIR CONDITIONED 1 Bedroom + Den (or Junior 2 bedroom) offers an open concept floorplan, over height ceilings, floor to ceiling windows & a lrg covered balcony perfect for BBQing year-round. Chef's kitchen with full size appliances, gas cooktop & a kitchen island with built in extending dining room table. One of the best floorplans with no wasted space, cheater ensuite with heated floors & a den large enough to be a 2nd bedroom with built in closet. 1st amenities: Concierge, visitor parking, EV charging, gym, hot tub, lounge, guest suite and an outdoor terrace with fire pit & putting greens. Milano is conveniently located steps from Brentwood Mall, Whole foods, Costco & SkyTrain. 1 pkg & locker incl.

KEY INFORMATION

ADDRESS: #1609 - 2378 Alpha Way, Burnaby

PRICE: $528,900

AREA: Brentwood

TYPE: 1 Bedroom + 1 Bath + Den

SQ FT: 526 SF*

YEAR BUILT: 2018

TAX: $1,915.49 (2026)

STRATA FEES: $397.22

FEATURES

VIEWS: City and Mountain

PARKING: 1 (Level 3 - 70)

LOCKER: 1 (P1 - 98)

PETS: 2 Dog or 2 Cats or 1 of each

RENTAL: Minimum 6 months

ELEMENTARY: Brentwood Park Elementary

HIGH SCHOOL: Alpha Secondary

* Strata Plan shows 551 SF



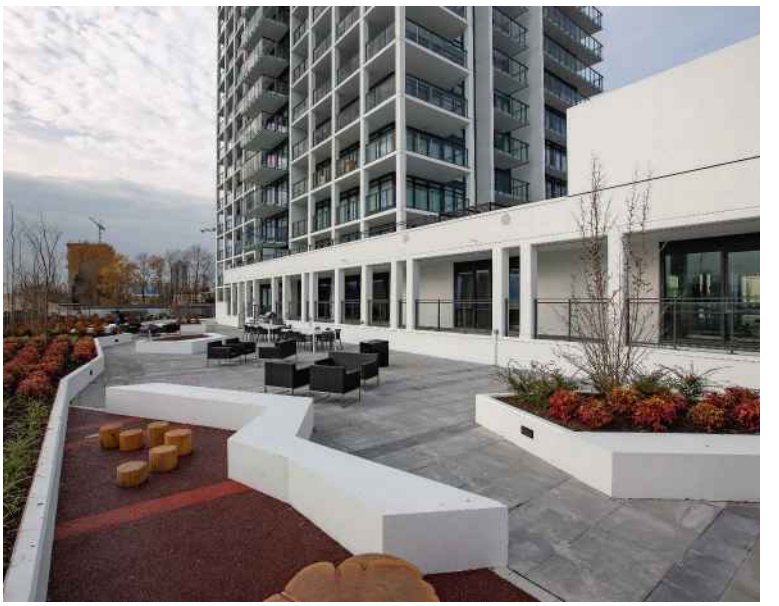
Derek Kai PERSONAL REAL ESTATE CORPORATION
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INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED. NOT INTENDED TO INDUCE BREACH OF AN EXISTING AGENCY AGREEMENT.







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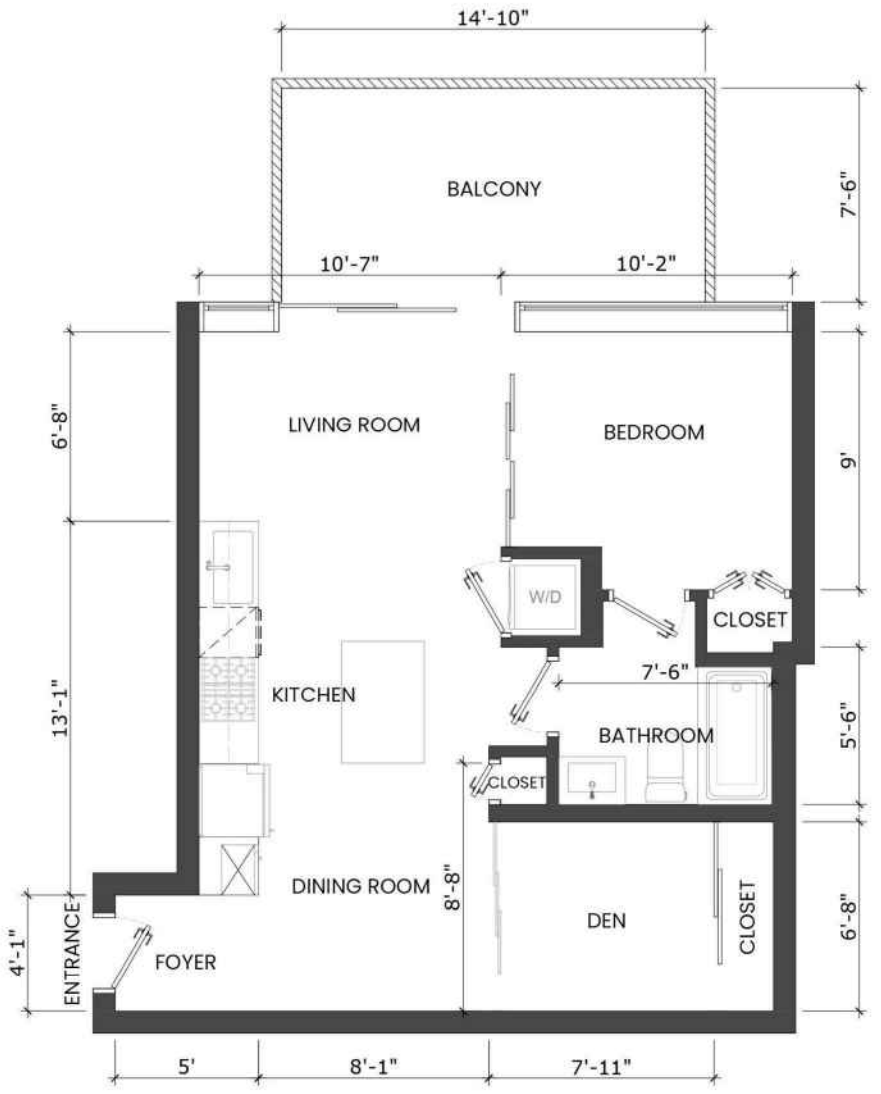
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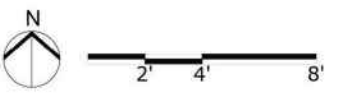
1609-2378 ALPHA AVENUE, BURNABY, BC

MAIN FLOOR TOTAL: **556 SQ.FT.**
BALCONY TOTAL: 111 SQ.FT.

*DISCLAIMER: STRATA PLAN SHOWS 551 SQ.FT.



MAIN FLOOR PLAN
Ceiling Height: 8'-6"



* 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



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Presented by:
Derek Kai PREC*
Chow & Kai Group
Rennie & Associates Realty Ltd.
Phone: 604-868-1666

dkai@rennie.com

Active
R3180230
Board: V
Apartment/Condo

1609 2378 ALPHA AVENUE
Burnaby North
Brentwood Park
V5C 0K2

Residential Attached
$528,900 (LP)
(SP)



Sold Date:		If new,GST/HST inc?:		Original Price:	**$528,900**
Meas. Type:		Bedrooms:	**1**	Approx. Year Built:	**2018**
Frontage(feet):		Bathrooms:	**1**	Age:	**8**
Frontage(metres):		Full Baths:	**1**	Zoning:	**RM4S**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$1,915.49**
Sq. Footage:	**0.00**			For Tax Year:	**2026**
Flood Plain:		P.I.D.:	**030-595-801**	Tax Inc. Utilities?:	
View:	**Yes : City and Mountains**			Tour:	

Complex / Subdiv: **MILANO**
First Nation Reserve:
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
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: **Front**
Parking: **Garage Underbuilding, Visitor Parking**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed**

Legal: **STRATA LOT 98 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS4924 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Club House, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Finished Floor (Main):	**556**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**556 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**556 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **6**

Units in Development:
Exposure: **North**
Mgmt. Co's Name: **Wynford Group**
Maint Fee: **$397.22**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **176** Locker: **Yes**
Storeys in Building:
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Kitchen**	**13'1 x 10'7**
Main	**Living Room**	**10'7 x 6'8**
Main	**Dining Room**	**8'1 x 8'8**
Main	**Bedroom**	**10'2 x 9'**
Main	**Den**	**7'11 x 6'8**
Main	**Patio**	**14'10 x 7'6**
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**Yes**
2			
3			
4			
5			
6			
7			
8			

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

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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'.



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