



Presented by:  
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**Active**  
**R2440220**  
 Board: V  
 Apartment/Condo

**2402 2388 MADISON AVENUE**

Burnaby North  
 Brentwood Park  
 V5C 0K8

Residential Attached

**\$749,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$828,000**  
 Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **2020**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **0**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-4**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$0.00**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
 Exposure: \_\_\_\_\_ Maint. Fee: **\$333.75** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **030-968-593**  
 Mgmt. Co's Name: **AWM Alliance Realt Estate Ltd.** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **236-688-2386**  
 View: **Yes: CITY VIEW, facing south**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity**  
 Sewer Type: \_\_\_\_\_

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete, Concrete Block</b>	Parking: <b>Garage Underbuilding</b>	Locker: <b>Y</b>	Dist. to School Bus: _____
Exterior: <b>Concrete, Mixed</b>	Reno. Year: _____	Dist. to Public Transit: <b>1</b>	Total Units in Strata: <b>303</b>
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing: _____	Units in Development: _____	
Rain Screen: <b>Full</b>	Metered Water: _____	Title to Land: <b>Freehold Strata</b>	
Renovations: _____	R.I. Fireplaces: _____	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: _____		Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Floor Finish: <b>Laminate, Mixed, Tile</b>	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Gardening, Gas, Hot Water, Management, Recreation Facility**  
 Legal: **STRTA LOT 181 DISTRICT LOT 119 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6407**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor**

Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 10'7			x			x
Main	Kitchen	11'9 x 10'9			x			x
Main	Master Bedroom	13'3 x 10'			x			x
Main	Bedroom	9'5 x 8'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>821</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height: _____			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: _____			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: _____	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>821 sq. ft.</b>	# or % of Rentals Allowed: _____			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>821 sq. ft.</b>				7				
				8				

Listing Broker(s): **Homeland Realty**

**Brand new 2-bedroom 2-bathroom South unit on 24th floor with panoramic city and mountain views at Fulton House built by Polygon. 28,000 sqft luxury indoor & outdoor amenities including a fitness center with yoga studio, Common games room with kitchen, Hot Tub, Sauna, Lounge, music room. heated outdoor pool and social area with BBQ access, guest suites, childrens play area. A gourmet kitchen with inspired quartz countertops, marble backsplash, modern cabinet, stainless steel appliances, floor to ceiling windows, custom-built Italian cabinetry, laminate flooring throughout. Walking distance to Gilmore Skytrain Station, shops and restaurants. minutes to a brand new Brentwood Mall, restaurants, supermarkets, bank, shops, SFU & BCIT.**