



Presented by:  
**Esther Wong**

Sutton Group-West Coast Realty  
Phone: 604-710-0364  
http://www.estherwong.ca  
esther@estherwong.ca



**Sold**  
**R2817847**  
Board: V  
Apartment/Condo

**2001 4465 JUNEAU STREET**

Burnaby North  
Brentwood Park  
V5C 0L8

Residential Attached  
**\$899,000 (LP)**  
**\$888,000 (SP) M**



List Date: **9/19/2023** If new, GST/HST inc?:  
Days On Market: **52** Bedrooms: **2**  
Sold Date: **11/5/2023** Bathrooms: **2**  
Meas. Type: Full Baths: **2**  
Frontage(feet): Half Baths: **0**  
Frontage(metres): Flood Plain:  
Depth / Size (ft.): P.I.D.: **031-108-857**  
Sq. Footage: **0.00**  
View: **Yes .**  
Complex / Subdiv:  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Original Price: **\$899,000**  
Approx. Year Built: **2020**  
Age: **3**  
Zoning: **CD**  
Gross Taxes: **\$2,750.05**  
For Tax Year: **2022**  
Tax Inc. Utilities?: **No**  
Tour:

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
Construction: **Concrete Frame**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Heat Pump**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **STRATA LOT 130, PLAN EPS6618, 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: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Playground, Concierge**

Site Influences:  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **940**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **940 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **940 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$610.76**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:  
Locker:  
# of Pets:  
Cats:  
Dogs:

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

Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'8" x 9'11"			x	1	Main	4	Yes
Main	Dining Room	11'8" x 9'			x	2	Main	4	No
Main	Kitchen	11'9" x 8'3"			x	3			
Main	Primary Bedroom	11' x 12'			x	4			
Main	Walk-In Closet	4'5" x 5'5"			x	5			
Main	Bedroom	10'7" x 10'8"			x	6			
					x	7			
					x	8			

Listing Broker(s): **Nu Stream Realty Inc.** **Nu Stream Realty Inc.**

**Welcome to Juneau! Brentwood Mall and skytrain with only 5 minutes walking. This 2-bedroom, 2-bathroom residence boasts an open-plan kitchen and living space with access to the large 205 sq ft balcony with downtown and mountain views. Enjoy ample space for entertaining in a kitchen that seamlessly flows into the spacious living area and features modern integrated appliances. Set back from the second bedroom, the master suite is a true retreat complete with walk-through closet and beautiful ensuite. This air-conditioned residence offers smart storage, insuite laundry, 1 parking stall and one storage locker and access to resident-only amenities. Open House Sat Nov 4th 2-4:00 PM.**