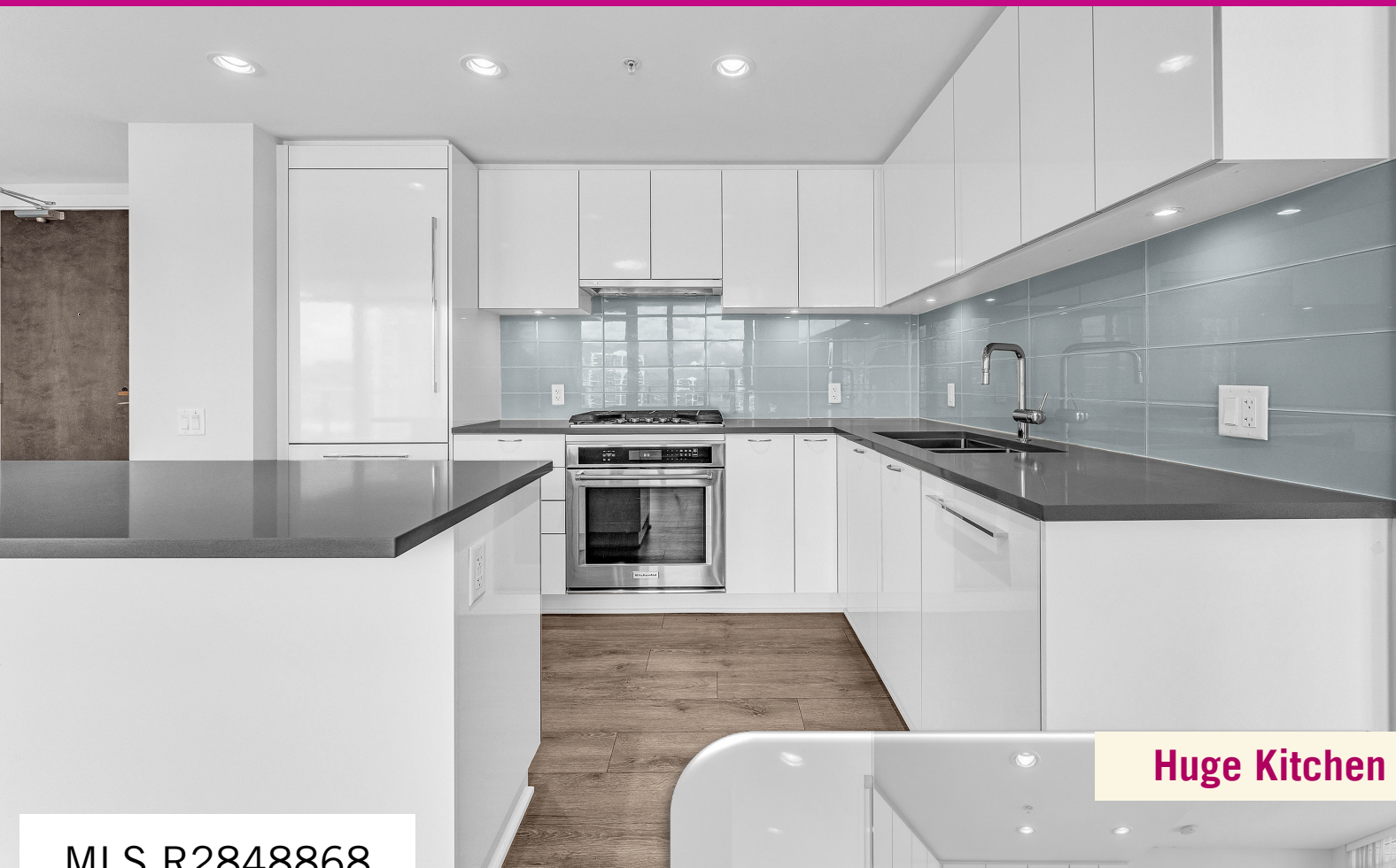


3007 2388 Madison Avenue Burnaby



Huge Kitchen

MLS R2848868

LIST PRICE

\$ 849,000



**SCAN THE CODE
FOR MORE INFO**

Highlights

- N Facing + Large floor to ceiling windows
- Large Living Area & 200 sq ft Balcony
- Separate Bedrooms for extra privacy
- 2 Parkings (1 EV Ready) + 2 Lockers
- Close to Gilmore & Brentwood Town Centre stations

RE/MAX
CREST REALTY

<https://www.youtube.com/carriekwai>
<http://www.carriekwai.com>

Carrie Kwai

Personal Real Estate Corporation
carriekairealtor@gmail.com
+1 778 829 7207

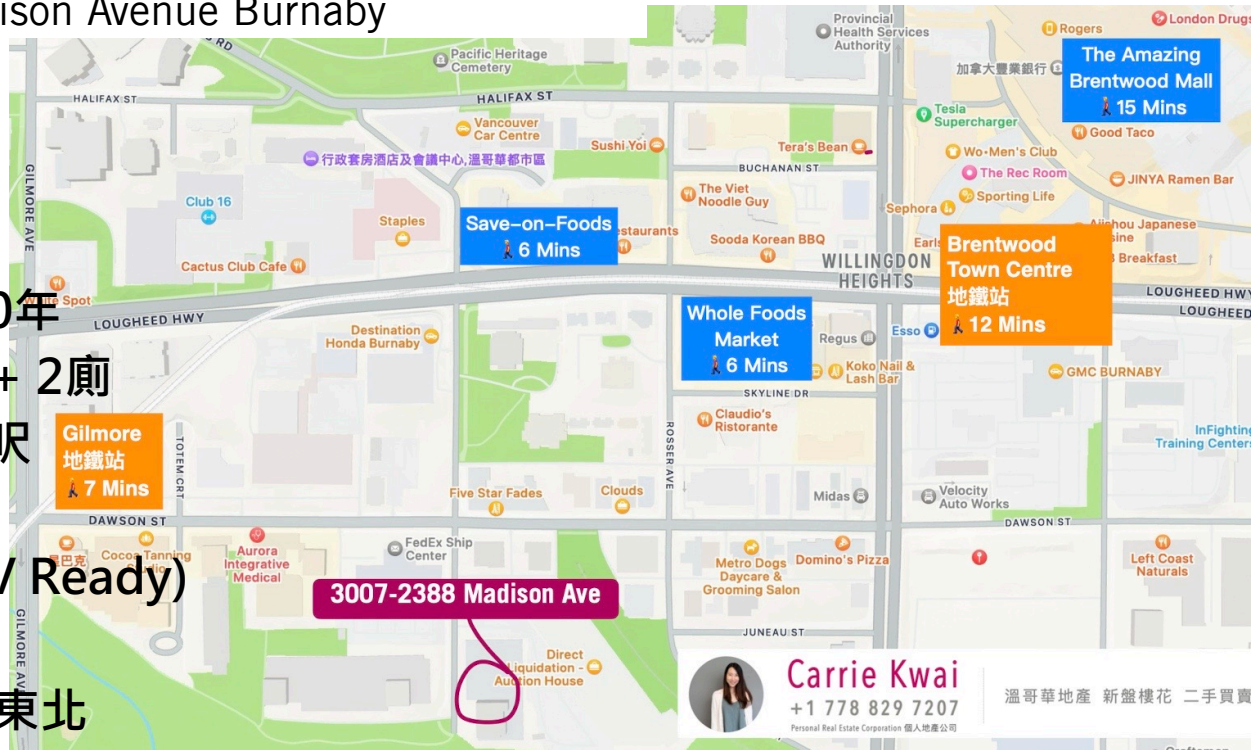




Fulton House by Polygon

3007 2388 Madison Avenue Burnaby

- 落成：2020年
- 間隔：2房 + 2廁
- 面積：882呎
- 車位：2個
(1 EV Ready)
- Locker：2個
- 朝向：北 / 東北
- 管理費：\$ 423.14/月
- 校網：Kitchener Elementary & Alpha Secondary



Carrie Kwai
+1 778 829 7207
Personal Real Estate Corporation 個人地產公司

溫哥華地產 新盤樓花 二手買賣



單位特色

- 北/東北朝向，寬敞長方戶型，間隔四正實用
- 客飯廳大面積玻璃窗，光線充足，8'6"樓底
- 近200呎大露台，不與其他單位相連，望雪山+城市景觀
- 實用L形廚房空間，設有中島及大量儲物空間，30" Bosch雪櫃，30" 5 gas爐頭，KitchenAid洗碗碟機，微波爐，全新更換抽油煙機
- 兩個睡房位於客飯廳兩邊，類似雙套房設計：主人房有步入式衣櫥連套廁；次卧連入牆雙門衣櫃，靠近另一個洗手間

樓盤位置

- 位於Gilmore & Brentwood Town Centre 兩個天車站之間
- 步行距離有超市 Save-on-Foods，Whole Foods，另外The Amazing Brentwood商場還有各種店舖和食肆
- 會所設施：健身室，室外泳池，桑拿房，瑜伽房，戶外寵物花園等



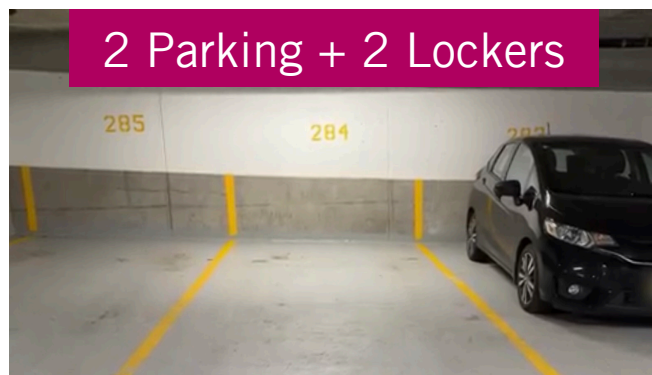
2車位 + 2 Lockers



EV Ready充電車位

Fulton House by Polygon 3007 2388 Madison Avenue Burnaby

Completion:	2020
Rooms:	2 Bed + 2 Bath
Parking:	2 (1 EV Ready)
Locker:	2
Size:	882 sq ft
Facing:	North / Northeast
Strata Fee:	\$ 423.14/month
Catchment:	Kitchener Elementary Alpha Secondary

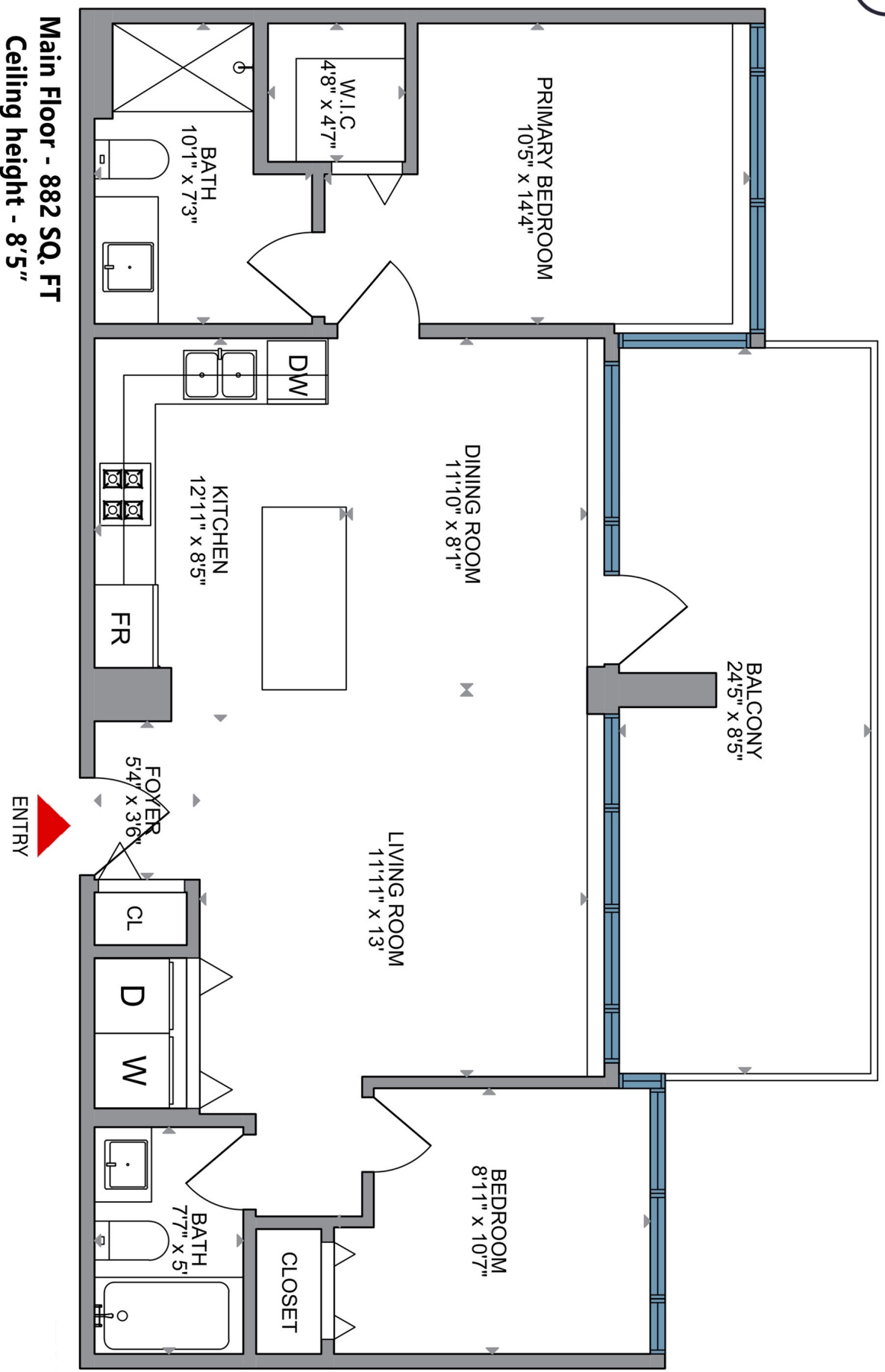


Location

- 7-min walk to Gilmore Station
- 12-min walk to Brentwood Town Centre Skytrain Station
- 6-min walk to Save-on-Foods / Wholefoods
- Easy access to The Amazing Brentwood Shopping Mall (lots of shops, banks, and restaurants) and Highway 1

Unit Features

- This north-facing home features a full wall of large floor to ceiling windows, offering panoramic views of the North Shore Mountains and the city.
- The large rectangular shape of the living room, along with the 8'6" ceilings, adds to the great sense of space in the home.
- Both bedrooms are separated for extra privacy. The master bedroom includes a walk-in closet and an ensuite bathroom. The 2nd bedroom has built-in wall closets and is located near another bathroom.
- The unit comes with almost 200 sq ft large balcony.
- Practical kitchen space with a functional island, as well as a full size built-in 30" Bosch fridge, 30" gas stove, KitchenAid dishwasher, microwave, and a newly replaced range hood.
- Includes 2 parking spaces (1 EV Ready) and 2 lockers.



● LIVING AREA

882 SQ FT

● EXTRA AREA

193 SQ FT

Main Floor

882 SQ FT

Balcony

193 SQ FT



2



2

*Floor plans are intended to give a general indication of the proposed layout only.

*All dimensions are not guaranteed, not intended to form part any contract or warranty.



Presented by:
Carrie Kwai PREC*

RE/MAX Crest Realty
Phone: 778-829-7207



carriekwairealtor@gmail.com

Active
R2848868
Board: V
Apartment/Condo

3007 2388 MADISON AVENUE

Burnaby North
Brentwood Park
V5C 0K8

Residential Attached

\$849,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$849,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: RES
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,446.70
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 030-969-051	Tax Inc. Utilities?: No
View: Yes :CITY, MOUNTAIN, WATER		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 227, PLAN EPS6407, 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: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 882	Units in Development: 303	Tot Units in Strata: 303	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$423.14	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 882 sq. ft.			
Unfinished Floor: 0			
Grand Total: 882 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**
Restricted Age: # of Pets: Cats: Dogs:
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	13'0 x 11'11			x	1	Main	3	Yes
Main	Kitchen	12'11 x 8'5			x	2	Main	4	No
Main	Dining Room	11'10 x 8'1			x	3			
Main	Primary Bedroom	14'4 x 10'5			x	4			
Main	Bedroom	10'7 x 8'11			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **RE/MAX Crest Realty**

Welcome to FULTON HOUSE by Polygon in vibrant Brentwood Park. This North facing home features full wall of large floor to ceiling windows boasts panoramic views of the North Shore Mountains, city & water views! Both bedrooms are separated for extra privacy. Unit comes with almost 200 sq ft large balcony, side by side washer and dryer, Brand new hood fan, full size built in fridge, large functional kitchen islands. Includes 2 parking (1 EV Ready) and 2 Lockers. Enjoy 28,000 sqft of Resort style Amenities including gym, outdoor pool, sauna, yoga room, and guest suite. Steps away from Gilmore station, Brentwood mall Wholefoods, restaurants and easy access to Highway 1. Kitchener Elementary school and Alpha Secondary school catchments. Open House FEB 17-18, 2-4pm (SAT, SUN).