

R2497335
Apartment/Condo

4101 1788 GILMORE AVENUE
Burnaby
Brentwood Park
V5C 0L5

Residential Attached
\$678,000 (LP)



Depth/Size (ft.):
Lot Area
Flood Plain:
Rear Yard Exp:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View:
Complex / Subdiv:
Services Connected:

Frontage (ft.):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$291.99**

Approx. Yr Built: **2019**
Age: **1**
Zoning: **RM5**
Gross Taxes: **\$1,979.29**
For Tax Year: **2020**
P.I.D.: **030-833-558**

First Service Residential
604-683-8900

Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete,Glass,Mixed**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Maint Fee Inc: **Caretaker,Garbage Pickup,Management,Other,Recreation Facility,Snow removal**
Legal: **STRATA LOT 507, PLAN EPS5846, DISTRICT LOT 120, GROUP 1, NEW WESTMINSTER LAND DI**
Amenities: **Air Cond./Central,Club House,Exercise Centre,Guest Suite,Pool; Indoor,Concierge**
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Dining Room	12' x 7'			x			x
Main	Kitchen	12' x 9'5"			x			x
Main	Master Bedroom	10'5" x 11'5"			x			x
Main	Den	10' x 4'5"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	707	# of Rooms: 5 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	Yes
Finished Floor (Below):	0	Restricted Age:	2			
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:	3			
Finished Floor (Total):	707 sq. ft.	# or % of Rentals Allowed:	4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed	5			
Grand Total:	707 sq. ft.	Basement: None	6			
			7			
			8			

Listing Broker(s): **eXp Realty, Sutton Group-West Coast Realty**

Welcome to Escala by Ledingham McAllister. This Sub Penthouse 1 bed & 1 bath + den has an amazing unobstructed view of the Mountains and City landscape. Open concept with wall to wall windows to brighten the living room, kitchen and dining area. 10' ceiling, air conditioned, premium high end s/s appliances, gas range, quartz counter and marble backsplash. 24/7 Concierge service, world class amenities include fitness centre, theatre room, library, games room, music room, pool, steam room, sauna, plus hotel-style guest suites. Just steps away to Brentwood Mall, Restaurants, Shopping and Gilmore skytrain. This is truly the unit you are looking for.

