



Presented by:
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Active
R2268677

Board: V
 Townhouse

TH3 2088 MADISON AVENUE

Burnaby North
 Brentwood Park
 V5C 6T5

Residential Attached

\$1,229,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,229,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2005**
 Depth / Size (ft.): Bedrooms: **3** Age: **13**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,476.67**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2017**
 Exposure: **South** Maint. Fee: **\$446.78** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **026-285-843**
 Mgmt. Co's Name: **Quay Pacific Property Mng** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-521-0876**
 View: **:**
 Complex / Subdiv: **FRESCO**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, End Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Patio(s), Rooftop Deck**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage Underbuilding, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Units in Development: **182** Total Units in Strata: **378**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Water**
 Legal: **PL BCS1299 LT 21 DL 119 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Exercise Centre, In Suite Laundry, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - RI, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 14'6			x			x
Main	Kitchen	10'4 x 8'11			x			x
Main	Dining Room	7'11 x 7'			x			x
Main	Bedroom	7'10 x 9'9			x			x
Above	Master Bedroom	16'4 x 14'9			x			x
Above	Bedroom	14'2 x 11'9			x			x
Above	Loft	13'5 x 7'			x			x
Above	Patio	20'9 x 23'6			x			x
					x			
					x			

Finished Floor (Main):	753	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	911	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Main	2	No	Pool:
Finished Floor (Total):	1,664 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,664 sq. ft.	Basement: None			6				
					7				
					8				

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

RARE FIND! End/Corner concrete TH at the amazing FRESCO by BOSA! Entertainment sized living/dining room, 2 LARGE bedrooms + Den (currently used as guest bedroom)+a great loft/bedroom/office. The home comes with laminate floors thru-out, granite counters, SS appliances, 9' ceilings, & an amazing private 400+ sqft entertainer's dream rooftop deck. Tons of natural light w/ 3 exposures, North, South & West! Conveniently located in the highly sought after Brentwood Park area, walking distance to restaurants, groceries, parks, shopping, Whole Foods, Steve Nash and Gold Gym, Skytrain & transit, minutes to Downtown Vancouver. 2 side by side parking spots & 1 storage locker. This is the one! Sneak Preview Thurs May 17, 5-6:30pm, Open House Sat & Sun May 19th and 20th 2:30-4pm.