



Presented by:
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Sold
R2755504

Board: V
Townhouse

TH1 4108 HALIFAX STREET

Burnaby North
Brentwood Park
V5C 0L2

Residential Attached

\$1,498,999 (LP)

\$1,490,000 (SP)



Sold Date: 4/9/2023	If new,GST/HST inc?:	Original Price: \$1,498,999
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 3	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: CD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,223.25
Sq. Footage: 0.00	P.I.D.: 031-039-995	For Tax Year: 2022
Flood Plain:	View: :	Tax Inc. Utilities?: No
Complex / Subdiv: TRIOMPHE	First Nation	Tour:
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey w/Bsmt.**
Construction: **Concrete**
Exterior: **Aluminum, Concrete, Glass**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Garage; Underground**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLK**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 1 DISTRICT LOT 119 GROUP 1 NEW WESTMINSTER LAND DISTRICT STRATA PLAN EPS6099 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, Exercise Centre, Green House, Pool; Outdoor, Recreation Center, Swirlpool/Hot Tub, Concierge**

Site Influences:
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): 553	Units in Development: 340	Tot Units in Strata: 340	Locker: No
Finished Floor (Above): 531	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 511	Mgmt. Co's Name: RANCHO MANAGEMENT	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 388	Maint Fee: \$1,244.66	Council/Park Apprv?:	
Finished Floor (Basement): 166	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer		
Finished Floor (Total): 2,149 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,149 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		

Suite: **None**
Basement: **Part**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

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	Foyer	7'8 x 4'0	Below	Bedroom	9'2 x 10'4	1	Main	2	No
Main	Dining Room	9'2 x 8'5	Below	Pantry	9'1 x 3'3	2	Above	3	No
Main	Living Room	12'5 x 8'5	Bsmt	Flex Room	9'4 x 5'11	3	Abv Main 2	5	No
Main	Kitchen	12'0 x 8'5	Bsmt	Storage	8'3 x 10'7	4			
Above	Bedroom	12'6 x 10'8			x	5			
Above	Bedroom	8'9 x 9'9			x	6			
Abv Main 2	Primary Bedroom	11'8 x 11'4			x	7			
Above	Walk-In Closet	9'0 x 5'0			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

Welcome to Triomphe built by award winning Millennium. This like-new 4 bed/ 3 bath RARE CITY HOME features IMPECCABLE QUALITY throughout. The interiors offer luxurious materials; polished quartz countertops, Bosch appliances including integrated fridge, wide plank laminate flooring and spa-like bathrooms. Escape to your private primary bedroom retreat on the top floor w/ ensuite & walk in closet. Enjoy 4 incredible outdoor spaces (over 1,200 SF) to host parties, gather with friends or relax and enjoy a glass of wine. 2 private underground parking stalls w/ own gate complete this offering. Building amenities incl outdoor pool, fully equipped gym, party room & more. A+ walkscore just steps to Skytrain, restaurants and The Amazing Brentwood.