

LARGE BALCONY!



JULIA TRAN PREC
EXP REALTY

(604) 897-6889
juliatranrealtor@gmail.com

www.juliatran.ca
www.instagram.com/juliatranrealtor
www.facebook.com/juliatran.realty



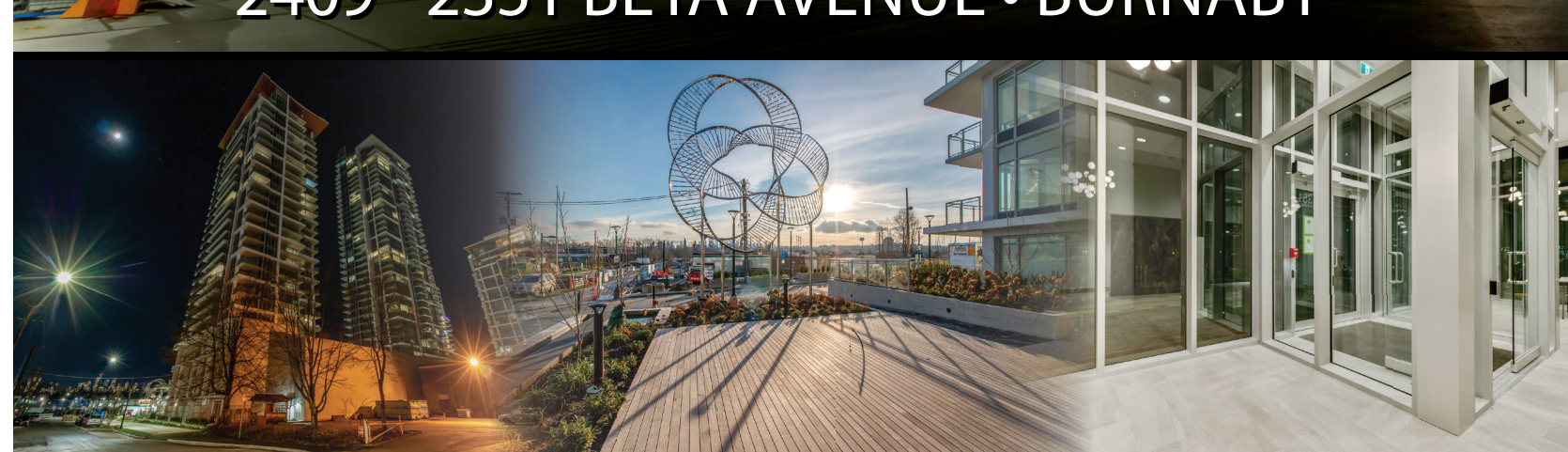
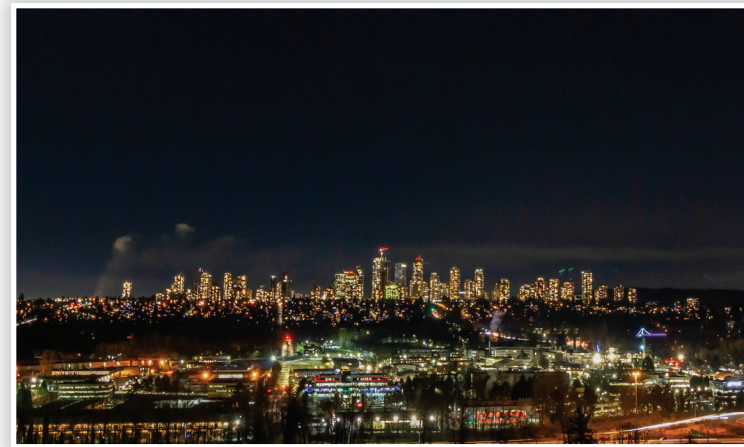
Welcome to...



2409 - 2351 BETA AVENUE • BURNABY



VIVID SUNSETS



This version of the floor plan is for marketing purposes only.

Please contact Julia Tran, 604-897-6889, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



eXp Realty · 1500 - 701 West Georgia Street, Vancouver, BC V7Y 1G5



Presented by:
Julia Tran PREC*
 eXp Realty
 Phone: 604-897-6889
 http://www.juliatranrealtor.com
 juliatranrealtor@gmail.com



BEAUTIFUL CITY VIEWS!

Active
R2570648
 Board: V
 Apartment/Condo

2409 2351 BETA AVENUE
 Burnaby North
 Brentwood Park
 V5C 0M2

Residential Attached
\$609,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure:
 If new, GST/HST inc?:
 Mgmt. Co's Name: **TRIBE MGMT INC**
 Mgmt. Co's Phone: **604-343-2601**
 View: **Yes: Downtown View**
 Complex / Subdiv: **STARLING AT LUMINA**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **1**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$306.58**

Original Price: **\$609,000**
 Approx. Year Built: **2020**
 Age: **1**
 Zoning: **CD**
 Gross Taxes: **\$0.00**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **031 258-565**
 Tour: **Virtual Tour URL**

Style of Home: **1 Storey, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Heat Pump**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal, Water**
 Legal: **STRATA LOT 493 DISTRICT LOT 124 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS6882 TOGETHER WITH AN INTREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Paved Road**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 10'0			x			x
Main	Kitchen	8'0 x 11'8			x			x
Main	Master Bedroom	9'10 x 11'8			x			x
Main	Den	6'6 x 5'3			x			x
Main	Foyer	9'3 x 3'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	638	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	638 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	638 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **eXp Realty**

Lumina Starlight is a brand new development located in the heart of Brentwood. This sizeable and bright one bedroom unit plus den has beautiful views of the city and spectacular vivid sunsets. As the sun goes down amidst the city backdrop, the sight is so peaceful and serene. The unit's modern interior includes floor to ceiling windows, high-end steel kitchen appliances, and a large balcony. Building's amenities include 24/7 concierge, fitness center, outdoor social area and more. Walking distance to Skytrain, grocery shops, and Brentwood town center, but still nestled in a quiet neighborhood. The unit comes with 1 parking space and 1 locker. A wonderful option for a first home or investment opportunity! Open house Sat Apr 24th at 1:30-2:30 & Sun Apr 25th 12:00-1:00. Offer Mon Apr 26 @ 5pm

