

Active

R3045046

Board: V , Attached

Apartment/Condo

811 2186 GILMORE AVENUE

Burnaby North

Brentwood Park

V5C 0N7

\$868,000 (LP)

(SP)

D

H

T

O

W

M

A

DOM: 6

Prev. Price: \$0

Meas. Type:

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

Exposure: Southeast

If new, GST/HST inc?:

P.I.D.: 032-243-171

View:

Mgmt. Co's Name: RANCHO MANAGEMENT SERVICES

Complex / Subdiv: GILMORE PLACE - TOWER I

Services Connctd: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,

Sewer Type: City/Municipal

List Date: 9/8/2025

Original Price: \$868,000

Frontage (feet):

Frontage (metres):

Bedrooms: 2

Bathrooms: 2

Full Baths: 2

Half Baths: 0

Council Apprv?: No

Expiry Date: 2/9/2026

Sold Date:

Approx. Year Built: 2024

Age: 1

Zoning: RM58

Gross Taxes: \$2,591.85

For Tax Year: 2025

Tax Inc. Utilities?: No

Maint. Fee: \$678.91

Tour: Virtual Tour URL

Mgmt. Co #: 604-684-4508

Style of Home: 1 Storey, Corner Unit

Construction: Concrete

Exterior: Aluminum, Glass, Mixed

Foundation: Concrete Perimeter

Rain Screen: Full

Renovations:

Water Supply: City/Municipal

Fireplace Fuel: None

Fuel/Heating: Heat Pump

Outdoor Area: Balcony(s)

Type of Roof: Tar & Gravel

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: 0

Metered Water:

Total Parking: 1

Covered Parking: 1

Parking Access: Front

Parking: Garage; Underground

Locker: Yes

Dist. to Public Transit: Next Door

Units in Development:

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: :

Fixtures Rmvd: No :

Floor Finish: Laminate, Tile

Maint Fee Inc: Caretaker, Management, Recreation Facility, Snow removal

Legal: STRATA LOT 35, PLAN EPS8857, 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, Exercise Centre, Guest Suite, In Suite Laundry, Playground, Pool; Indoor, Pool; Outdoor, Sauna/Steam Room,

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven - Built In, Pantry, Refrigerator, Smoke Alarm, Sprinkler - Fire

Municipal Charges

Garbage:

Water: \$374.54

Dyking:

Sewer: \$421.00

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'11 x 11'6						
Main	Dining Room	5'3 x 11'6						
Main	Kitchen	8'11 x 15'11						
Main	Primary	10'9 x 10'						
Main	Walk-In Closet	6'1 x 3'9						
Main	Bedroom	9'11 x 8'11						
Main	Foyer	6'7 x 5'5						
Main	Other	21'11 x 7'3						
Main	Flex Room	5'6 x 4'4						
		x						

Finished Floor (Main): 893	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath 1	Floor Main	# of Pieces 4	Ensuite? Yes	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	4				Pool:
Finished Floor (Total): 893 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			6				Grg Door Ht:
Unfinished Floor: 0				7				
Grand Total: 893 sq. ft.	Basement: None			8				

List Broker 1: Sutton Group-West Coast Realty - Office: 604-714-1700

List Broker 2: Sutton Group-West Coast Realty - Office: 604-714-1700

List Broker 3:

List Desig Agt 1: Ann Lok - Phone: 604-767-0959

List Desig Agt 2: Jasmine Hiu Shan Hui PREC* - Phone: 604-725-6693

Sell Broker 1:

Sell Sales Rep 1:

Owner: DIANYU YIN & CHENGJUN WU

Commission: 3.255%ON THE FIRST \$100K AND 1.1625% ON THE BALANCE.

ann@annlok.com

Appointments: Touchbase

Call: TOUCHBASE OR TEXT ANN

Phone: 604-767-0959

Occupancy: Owner

Realtor Remarks:

The BEST 5-Diamond Resort Amenities in BC. Mint Condition. Possession any time. Offers any time. Measured by Ishot.ca Parking on 1st Residential parking level P4-#173 Locker P4-13-47 Bike Locker P3-14-103. 1st Open House: Sat/Sun Sept 13/14th 2-4pm.Easy to show with some notice.

Every day is a 5-Diamond Resort Vacation at the 2 level - 75,000 SqFt of luxury amenities: In & Outdoor oversized pools, Hottubs, bowling lanes, Golf Simulator, music rooms, 5 guest suites, sport court, State of the Art Exercise Centre, Clubhouse, theatre, Steam/Sauna, Workshop, Kids playground, Party Room, Dog Park & more. Health, Wellness & Relaxation comes with this designer crafted 900 Sqft SE corner 2 BED/2 BATH condo in the most coveted Brentwood District. Steps to World Class shopping, eating & services at Gilmore Place Shops & Brentwood Centre. Sophisticated design: 9' ceilings, A/C, Dreamy kitchen w/ DOUBLE stand-alone fridge/freezers bottom, stone counters, marble backsplash, pantry, spa bathrms,office nook, wide plank laminate flrs, 129 sf balcony, flex (Office), 1 PRKG, 2 LCKRS

REA Full Realtor

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.

09/14/2025 06:13 PM