

BUILDING BROCHURE

WOODCROFT - 2004 FULLERTON BUILDING

2004 Fullerton Ave. · North Vancouver, BC V7P 3G8 · Pemberton NV



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4 FOR SALE
FROM \$455,000

4 SOLD · 12 MO
\$425,000-\$520,000


12-MO SOLD TREND
-2.8

Unit Mix

1 Bedroom

20 units
531 – 626 sf
from \$365,000

2 Bedroom

33 units
761 – 900 sf
from \$460,000

For Sale in Woodcroft - 2004 Fullerton Building & Complex

4 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$579,900	2 / 1	881 sf	\$658	608 2004 FULLERTON AVENUE
\$559,000	2 / 1	772 sf	\$724	1205 2004 FULLERTON AVENUE
\$520,000	2 / 1	843 sf	\$617	303 2004 FULLERTON AVENUE
\$455,000	1 / 1	587 sf	\$775	1301 2004 FULLERTON AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$447,000	1 / 1ba	609 sf	\$734	2026-05-10
\$460,000	2 / 1ba	767 sf	\$600	2025-12-10
\$425,000	1 / 1ba	546 sf	\$778	2025-11-09
\$520,000	2 / 1ba	872 sf	\$596	2025-11-06

Value & Financing

Price Positioning

\$694 /sq ft

Active listings here average **\$694/sf** vs **\$995/sf** across Pemberton NV.

30% below area average

Mortgage Snapshot

\$2,179 /mo

Entry price (from) **\$455,000**
20% down payment **\$91,000**
Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1977	LEVELS 17	SUITES 184	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN VAS399	MANAGEMENT Wynford Strata Management

Overview

Whytecliff 2004 Fullerton Avenue and Glenaire Drive in a convenient neighbourhood of North Vancouver. Built in 1977, Whytecliff offers 184 homes that are well maintained and professionally managed by Wynford Group: 604-922-8131. Maintenance fees include a caretaker, garbage pickup, gardening, electricity, heat, hot water, recreation facility, and management. Features of Woodcroft include a bike room, an exercise centre, an indoor pool, a hot tub, a recreation centre, and shared laundry.

One of the safest complexes in Greater Vancouver and is located in North Vancouver's lower Capilano neighborhood off the Capilano River, and was constructed in the 1970s. The complex is comprised of six concrete high rises from 13 to 20 storeys on a 13-acre site. There is a total of 1222 suites including studio, 1 Bedroom and 2 Bedroom in total vary from 450sf to 1114sf and almost 1800 parking stalls, including above ground guest parking. The grounds are filled with lush and beautifully landscaped garden areas and maintained by a full time gardening staff. Woodcroft has onsite 24 / 7 security staff and each tower has a resident manager who works in conjunction with the onsite property management staff. There are also 3 separate recreation facilities including swimming pool, hot tub, exercise room, Table Tennis, Billiard room and workshop each shared by 2 buildings.

Amenities & Features

- | | |
|------------------|---------------------|
| ✓ Bike Room | ✓ Exercise Centre |
| ✓ Pool; Indoor | ✓ Sauna/steam Room |
| ✓ Shared Laundry | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Caretaker | ✓ Electricity |
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



Les Twarog

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