

BUILDING BROCHURE

# AVIARA

4189 Halifax St. · Burnaby, BC V5C 0H9 · Brentwood Park



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**5** FOR SALE  
FROM \$588,800

**6** SOLD · 12 MO  
\$580,000–\$820,000



## Unit Mix

### 1 Bedroom

18 units  
634 – 708 sf  
**from \$570,000**

### 2 Bedroom

66 units  
764 – 988 sf  
**from \$689,000**

### 3 Bedroom

1 unit  
1,245 – 1,245 sf  
**from \$1,575,000**

## For Sale in Aviara & Complex

5 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS           |
|------------------|--------------|--------|-------|--------------------------|
| <b>\$848,000</b> | 2 / 2        | 945 sf | \$897 | 2607 4189 HALIFAX STREET |
| <b>\$729,900</b> | 2 / 2        | 865 sf | \$844 | 2805 4189 HALIFAX STREET |
| <b>\$699,900</b> | 2 / 2        | 805 sf | \$869 | 308 4189 HALIFAX STREET  |
| <b>\$689,000</b> | 2 / 2        | 784 sf | \$879 | 1009 4189 HALIFAX STREET |
| <b>\$588,800</b> | 1 / 1        | 637 sf | \$924 | 2806 4189 HALIFAX STREET |

## Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF | DATE       |
|------------------|---------|--------|-------|------------|
| <b>\$770,000</b> | 2 / 2ba | 945 sf | \$815 | 2026-07-20 |
| <b>\$580,000</b> | 1 / 1ba | 653 sf | \$888 | 2026-06-03 |
| <b>\$704,000</b> | 2 / 2ba | 777 sf | \$906 | 2026-03-17 |
| <b>\$695,000</b> | 2 / 2ba | 769 sf | \$904 | 2026-03-16 |

## Value & Financing

### Price Positioning

**\$883** /sq ft

Active listings here average **\$883/sf** vs **\$950/sf** across Brentwood Park.

7% below area average

### Mortgage Snapshot

**\$2,820** /mo

Entry price (from) **\$588,800**

20% down payment **\$117,760**

Rate / amortization **5.24% · 25 yr**

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

|                                                        |                                         |                                                |                                          |
|--------------------------------------------------------|-----------------------------------------|------------------------------------------------|------------------------------------------|
| YEAR BUILT<br><b>2015</b>                              | LEVELS<br><b>34</b>                     | SUITES<br><b>239</b>                           | CONSTRUCTION<br><b>Concrete</b>          |
| EXTERIOR<br><b>Concrete</b>                            | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>EPS2726</b>                  | DEVELOPER<br><b>Ledingham Mcallister</b> |
| ARCHITECT<br><b>Hewitt + Company Architecture Inc.</b> |                                         | MANAGEMENT<br><b>First Service Residential</b> |                                          |

## Overview

Aviara - 4189 Halifax Street, Burnaby, BC V5C 0H9, Canada. Strata plan number BCP51469. Crossroads are Halifax Street and Gilmore Avenue. Aviara is 34 stories with 239 units. Estimated completion is April 2015. Aviara's select collection of homes are designed with you in mind. Your kitchen, every chefs dream inspires culinary creativity with superior appliances, elegant quartz countertops and imported backsplashes. Bathrooms promise to relax and restore at the end of a busy day with rich cabinetry, quartz vanity, polished chrome, sparkling glass and stylish lighting. Developed by Ledingham McAllister. Architecture by Hewitt & Company Architecture Inc. Interior design by The Mill. Maintenance fees includes Garbage Pickup, Gardening, Gas, Hot Water, Management and Recreation Facility.

Nearby parks include Willingdon Heights Park, Jim Lorimer Park and Charles Park. Nearby schools include Kitchener Elementary School, Alpha Secondary School, Thunderbird Elementary School and Brentwood Park Elementary School. The closest grocery stores are Save-on Foods, Suzette's Deli, and Safeway. Nearby coffee shops include Tim Hortons, Cactus Club Cafe and Starbucks. Nearby restaurants include Lin-Act, White Spot Gilmore and Tivoli's Restaurant. 4189 Halifax Street is near Simon Fraser University.

## Amenities & Features

✓ Bike Storage

✓ Elevator



- ✓ Exercise Centre
- ✓ In Suite Laundry
- ✓ Recreation Center
- ✓ Wheelchair Access
- ✓ Garden
- ✓ Playground
- ✓ Storage

## Maintenance Fees Include

- ✓ Garbage Pickup
- ✓ Gas
- ✓ Management
- ✓ Gardening
- ✓ Hot Water
- ✓ Recreation Facility

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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