

BUILDING BROCHURE

THE DAWSON

4468 Dawson St. · Burnaby, BC V5C 4B9 · Brentwood Park



Scan to view online



1 FOR SALE
FROM \$988,800

1 SOLD · 12 MO
\$720,000–\$720,000


12-MO SOLD TREND
-12.2

Unit Mix

1 Bedroom 5 units 596 – 656 sf from \$498,800	2 Bedroom 18 units 847 – 1,038 sf from \$680,000	3 Bedroom 4 units 1,118 – 1,174 sf from \$888,000
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For Sale in The Dawson & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$988,800	3 / 2	1174 sf	\$842	501 4468 DAWSON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$720,000	2 / 2ba	847 sf	\$850	2025-10-21
\$817,000	2 / 2ba	966 sf	\$846	2025-08-01
\$780,000	2 / 2ba	915 sf	\$852	2025-07-12
\$750,000	2 / 2ba	902 sf	\$831	2025-06-06

Value & Financing

Price Positioning \$842 /sq ft Active listings here average \$842/sf vs \$918/sf across Brentwood Park. 8% below area average	Mortgage Snapshot \$4,736 /mo Entry price (from) \$988,800 20% down payment \$197,760 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 2017	LEVELS 5	SUITES 62	CONSTRUCTION Frame - Wood
EXTERIOR Frame Wood	TITLE TO LAND Freehold Strata	STRATA PLAN EPS4242	DEVELOPER Amacon
MANAGEMENT Confidential			

Overview

The Dawson - 4468 Dawson Street, Burnaby, BC V5C 4B9, Canada. This intimate collection of 62 homes located at the corner of Dawson Street and Willingdon Avenue, in the heart of Burnabys highly sought-after Brentwood Town Centre neighbourhood. Currently under construction, homes at The Dawson will be move-in ready in Spring 2017.

These one-, two-, and three-bedroom homes pair perfect location with quality construction built by Amacon. Inside each spacious suite the focus is on comfort and livability. High-end interior finishes chosen by False Creek Design Group including stainless steel appliances, quartz countertops, and wide-plank floors are included at no extra cost and add incredible value.

All this is complimented by the convenience of having everything you could want or need right at your doorstep. The impressive list of amenities includes a fully equipped fitness centre, social lounge, gardening plots, and a childrens play structure, just to name a few.

The closest parks are Brentwood Park, Willingdon Heights Park, Springer Park, and Delta-Halifax Park Site. Schools nearby are Maples Secondary School, BCIT, Brentwood Park Elementary, Kitchener Elementary School, Alpha Secondary School, and Holy Cross Elementary School.

Grocery stores and supermarkets nearby are Whole Foods Market, Save-On-Foods, and Buy-Low Foods. Walking distance to Brentwood Town Centre Station and Gilmore Station. Steps away from the bus stops, shopping and restaurants. Short drive to Brentwood Town Centre shopping mall.

There are 5 commercial strata units in the complex; 4472 Dawson, 4476 Dawson, 4480 Dawson, 2225 Willingdon and 2229 Willingdon

Amenities & Features

- | | |
|--------------------|----------------|
| ✓ Bike Storage | ✓ Elevator |
| ✓ Exercise Centre | ✓ Garden |
| ✓ In Suite Laundry | ✓ Meeting Room |
| ✓ Playground | ✓ Rec Room |

Maintenance Fees Include

- | | |
|--------------|----------------|
| ✓ Caretaker | ✓ Gas |
| ✓ Management | ✓ Snow Removal |

Location



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