

BUILDING BROCHURE

TANDEM - 4118 DAWSON BUILDING

4118 Dawson St. · Burnaby, BC V5C 0A3 · Brentwood Park



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2 FOR SALE
FROM \$528,000

13 SOLD · 12 MO
\$525,000–\$845,000


12-MO SOLD TREND
8.1

BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com

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Unit Mix

Studio 1 unit 623 – 623 sf from \$597,500	1 Bedroom 48 units 624 – 846 sf from \$510,000	2 Bedroom 32 units 842 – 900 sf from \$610,000	3 Bedroom 1 unit 1,077 – 1,077 sf from \$845,000
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For Sale in Tandem - 4118 Dawson Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 2	880 sf	\$794	1006 4118 DAWSON STREET
\$528,000	1 / 1	648 sf	\$815	1107 4178 DAWSON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$608,000	1 / 2ba	750 sf	\$811	2026-07-16
\$619,000	2 / 2ba	900 sf	\$688	2026-06-23
\$639,000	2 / 2ba	880 sf	\$726	2026-05-24
\$622,500	2 / 2ba	842 sf	\$739	2026-04-18

Value & Financing

Price Positioning

\$805 /sq ft

Active listings here average **\$805/sf** vs **\$947/sf** across Brentwood Park.

15% below area average

Mortgage Snapshot

\$2,529 /mo

Entry price (from) **\$528,000**

20% down payment **\$105,600**

Rate / amortization **5.24% · 25 yr**

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

YEAR BUILT 2006	LEVELS 21	SUITES 317	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS1666	DEVELOPER Anthem
ARCHITECT Lawrence Doyle Yonge + Wright Architects			

Overview

Tandem - 4118 Dawson Street Burnaby, BC V5C 0A2, BCS2205 - Located in the heart of Brentwood in Burnaby on the corner of Dawson Street and Gilmore Avenue. This is a convenient location that is close to transit, Save-On-Foods, Brentwood Town Centre, Home Depot, Costco, London Drugs, Holy Cross Elementary, Ecole Alpha Secondary, restaurants, medical services, Brentwood Park and more! Direct access to major transportation routes allows an easy commute to surrounding destinations including Downtown Vancouver, Richmond and YVR. Tandem is apart of a three tower and townhome development by Anthem Properties. This tower stands 21 storeys tall with 154 units built in 2006 that are professionally managed by Baywest 604-257-0325. The other towers are located at 4178 and 4182 Dawson street.

Floor plans range from 635 sq ft to 880 sq ft with one or two bedrooms plus workstation or city lofts. Most units are bright and spacious with floor to ceilings windows, two designer colour schemes (Day or Night), cozy electric fireplaces, insuite laundry and spacious covered balconies that boast unobstructed mountain and city views. Kitchens feature stone composite or granite countertops, top mount double bowl stainless steel sinks, snow white gloss upper cabinets, oak or wenge laminate lower cabinets, chrome cabinet door pulls, porcelain floor tiles, glazed wall tiles and a full appliance package in black or white that includes: dishwasher, ceramic cook top, wall oven, refrigerator, microwave with hood fan and in-sink disposer. Main and ensuite bathrooms feature stone composite or marble countertop, drop in basins, oak or chocolate hazelwood laminate doors, chrome cabinet door pulls, porcelain floor tiles, glazed wall tile and a soaker tub in the ensuite.

Tandem offers a clubhouse with a spa facility that includes a sauna, steam bath and an indoor hot tub with a view to manicured gardens with a children's play area. There is a sports lounge with furniture, wet bar and a large screen TV. The exercise centre has cardio machines, free weights, showers and locker facilities. Residents can enjoy a common garden terrace off of the third floor with outdoor gas heaters, patio furniture and a gas BBQ. Residents have secured underground parking, storage lockers and visitor parking is available. This is a well maintained building that offers comfortable condo living in a desirable area in Burnaby - Live here!

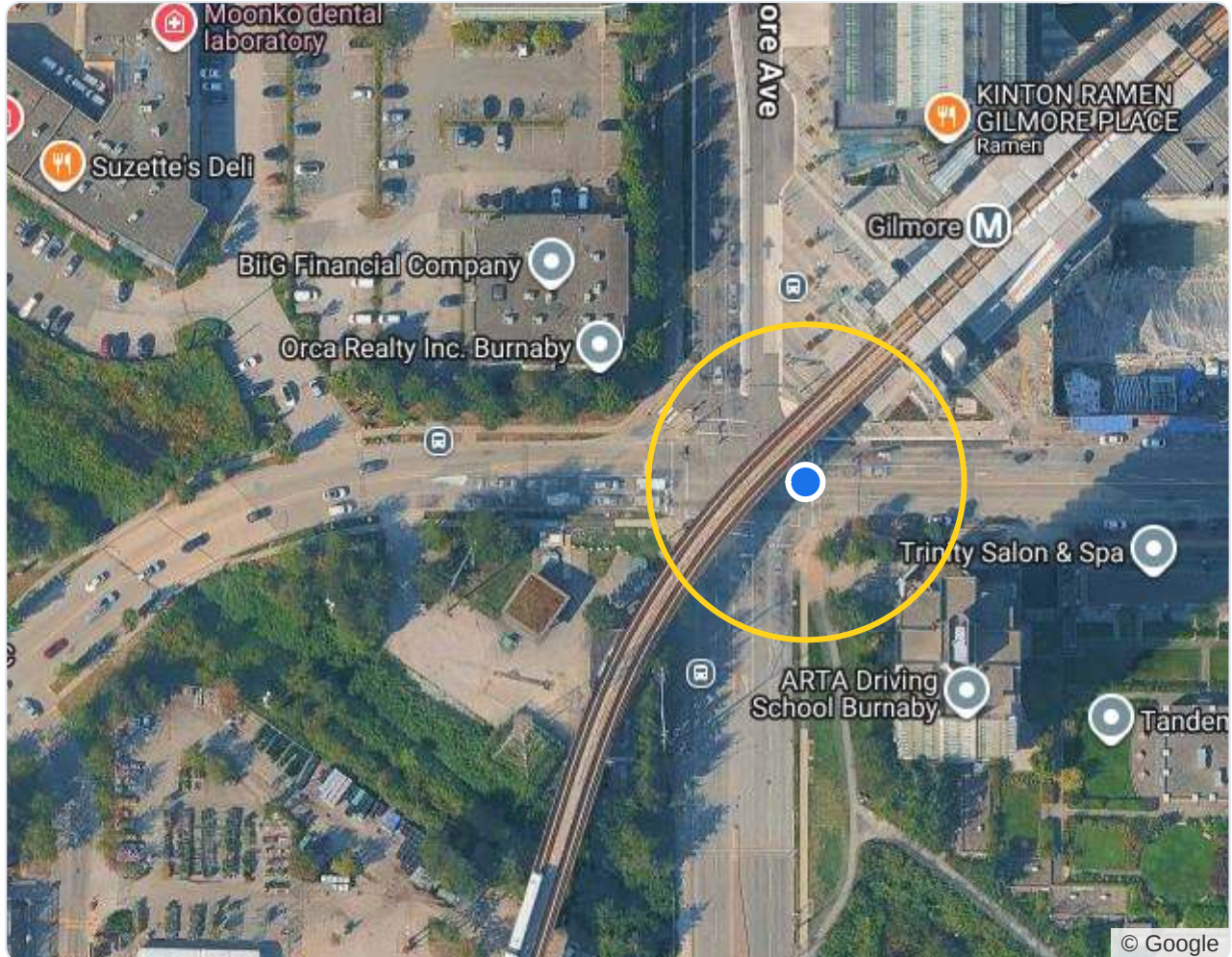
Amenities & Features

- ✓ Club House
- ✓ In Suite Laundry
- ✓ Swirlpool/hot Tub
- ✓ Elevator
- ✓ Recreation Center

Maintenance Fees Include

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

Location



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