



Presented by:  
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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2203421**  
Board: V  
Apartment/Condo

**1203 121 W 16TH STREET**

North Vancouver

Central Lonsdale

V7M 1T3

Residential Attached

**\$935,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$935,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2005</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>12</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>APT</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,657.94</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$448.73</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>026-182-858</b>
Mgmt. Co's Name: <b>AWM ALLIANCE</b>		Tour:
Mgmt. Co's Phone: <b>604-685-3227</b>		
View: <b>Yes: DOWNTOWN, OCEAN &amp; MOUNTAIN</b>		
Complex / Subdiv: <b>THE SILVA</b>		
Services Connected: <b>Electricity, Natural Gas</b>		

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground, Visitor Parking**  
Locker:  
Dist. to Public Transit: **1**  
Units in Development: **67**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No**  
Fixtures Rmvd: **: SOLD AS IS**  
Floor Finish: **Hardwood**

Maint Fee Inc: **Management**  
Legal: **PL BCS1138 LT 48 DL 548 LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12' x 11'4			x			x
Main	Bedroom	11'6 x 9'3			x			x
Main	Foyer	15' x 4'6			x			x
Main	Living Room	23'3 x 11'7			x			x
Main	Patio	8' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,149</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>0</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total):	<b>1,149 sq. ft.</b>	# or % of Rentals Allowed:	<b>7</b>		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>1,149 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Team 3000 Realty Ltd.**

**Premium 2 bedroom and 2 bathroom corner unit is now available in the Silva building, located in the heart of Central Lonsdale. The suite offers a spacious open concept layout with wonderful views from every room! This large 1,149sqft unit features a covered large patio perfect for watching sunsets, ensuite master and walk-in closet, hardwood floors throughout, insuite laundry room and much more! The building offers great amenities, such as; recreation room/party room, exercise room, media room and guest suite for those with people visiting from out of town. Shopping, hiking, skiing, schools, recreation centers and the Quay are just a short walk away. Call to view today!**