



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
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Active
R3044902
Board: V
Apartment/Condo

1503 121 W 15TH STREET

North Vancouver
Central Lonsdale
V7M 1R8

Residential Attached

\$549,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$549,900
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 1	Age: 25
Frontage(metres):	Full Baths: 1	Zoning: CD-373
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,797.32
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 024-751-081	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv: The Alegria		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Metal**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 46 DISTRICT LOT 548 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS4102**

Amenities: **Elevator, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **641**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **641 sq. ft.**
Unfinished Floor: **0**
Grand Total: **641 sq. ft.**

Units in Development: **76**
Exposure: **South**
Mgmt. Co's Name: **WYNFORD**
Maint Fee: **\$546.53**
Maint Fee Includes: **Garbage Pickup, Heat, Hot Water, Management, Sewer, Snow removal**

Tot Units in Strata: Locker: **Yes**
Storeys in Building: **16**
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9' x 7'7			x	1	Main	4	No
Main	Laundry	7'6 x 2'9			x	2			No
Main	Primary Bedroom	11'3 x 9'8			x	3			No
Main	Kitchen	7'9 x 7'9			x	4			No
Main	Dining Room	11'1 x 6'2			x	5			No
Main	Living Room	13'10 x 11'1			x	6			No
		x			x	7			No
		x			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

Stonehaus Realty Corp.

Welcome to The Alegria in the heart of Central Lonsdale! This bright 1 bed, 1 bath home on the 15th floor offers 641 sqft of well-designed living with sweeping views of Vancouver Harbour. Flooded with natural light, this well-kept unit is perfectly situated just steps from Lonsdale's shops, restaurants, and amenities. Commuting is easy with a bus stop right outside your door, while Lions Gate Hospital is only a 7-minute walk away. Enjoy the vibrant lifestyle of Central Lonsdale with everything you need at your doorstep—this is the ideal home for first-time buyers, downsizers, or investors alike. Open house Sunday, Oct 5th, 3:00-5:00pm



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Active
R3061048
Board: V
Apartment/Condo

204 137 W 17TH STREET

North Vancouver
Central Lonsdale
V7M 1V5

Residential Attached

\$609,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$629,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 1	Age: 28
Frontage(metres):	Full Baths: 1	Zoning: CD309
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,815.48
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 023-749-075	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 4 DISTRICT LOT 548 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2779 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **716**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **716 sq. ft.**
Unfinished Floor: **0**
Grand Total: **716 sq. ft.**

Units in Development: **38**
Exposure: **Northeast**
Mgmt. Co's Name: **DWELL PROPERTY MANAGEMENT**
Maint Fee: **\$494.65**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**

Tot Units in Strata: **38** Locker: **Yes**
Storeys in Building: **6**
Mgmt. Co's #: **604-821-2999**
Council/Park Apprv?: **No**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **1**
of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'7 x 4'3			x	1	Main	4	No
Main	Kitchen	10'0 x 8'0			x	2			
Main	Living Room	13'0 x 11'7			x	3			
Main	Dining Room	9'10 x 8'7			x	4			
Main	Primary Bedroom	11'7 x 10'5			x	5			
Main	Laundry	6'5 x 5'3			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Roll up your sleeves and bring your renovator hat. Great opportunity to build sweat equity. Spacious layout for this North East corner unit in a prime Central Lonsdale location with it's vibrant charm yet surrounded by shops, cafes, everyday essentials and a great walkable neighbourhood. The layout offers a large kitchen with pass through to the dining area, formal living room with gas fireplace and door to a large balcony. The bedroom is also spacious. The building has commercial shops/businesses on the lower level. Rear lane access to underground parking.



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Active
R3036343

Board: V
Apartment/Condo

1408 1401 HUNTER STREET

North Vancouver
Lynn timer
V7J 0E2

Residential Attached

\$779,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$860,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: CD-103
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,196.35
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-771-262	Tax Inc. Utilities?:
View: Yes : Mountain and City, Village		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 230, PLAN EPS8052, DISTRICT LOT 613, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main): **802**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **802 sq. ft.**
Unfinished Floor: **0**
Grand Total: **802 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$518.45**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: Locker: **Yes**

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **No**

Short Term Lse-Details:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **0** **# of Rooms: 3**

Floor	Type	Dimensions
Main	Living Room	12'6 x 11'3
Main	Bedroom	10'11 x 8'5
Main	Primary Bedroom	10'11 x 8'9
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	3	No
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Hunter, at Lynn Creek, designed by the award-winning Ramsay Worden Architects. This 2 bdr 2 bath unit with breathtaking mountain and city views. Stainless steel, double-bowl undermount sinks, and Grohe polished chrome faucets with pull-down spray for the ultimate in convenience. Blomberg front-loading washer and dryer, High-efficiency Jaga hydronic heating and air conditioning system. Fully equipped fitness centre, a social lounge, come to sit on the balcony to feel the natural extension of your living space, that bring captivating city, mountain views directly to you.



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Active
R3067073
Board: V
Apartment/Condo

3D 328 TAYLOR WAY

West Vancouver
Park Royal
V7T 2Y4

Residential Attached

\$799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$799,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 32
Frontage(metres):	Full Baths: 2	Zoning: CD26
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,638.36
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-069-240	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Westroyal		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **OUTSIDE** Dist. to School Bus: **NRBY**
Title to Land: **Leasehold not prepaid-Strata**
Property Disc.: **No**
Fixtures Leased: **: SEE SCHEDULE A**
Fixtures Rmvd: **: SEE SCHEDULE A**
Floor Finish:

Legal: **STRATA LOT 115, PLAN LMS445, DISTRICT LOT 1039, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Indoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main): **1,286**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,286 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,286 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

Units in Development: **182**
Exposure: **Northwest**
Mgmt. Co's Name: **First Service Residential**
Maint Fee: **\$943.97**
Maint Fee Includes: **Hot Water, Management, Other**

Tot Units in Strata: **182** Locker:
Storeys in Building: **19**
Mgmt. Co's #:
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	Foyer	5'8 x 10'8
Main	Kitchen	8' x 15'4
Main	Dining Room	8'8 x 9'4
Main	Living Room	18'2 x 12'10
Main	Den	9'7 x 10'1
Main	Bedroom	8'9 x 13'9
Main	Primary Bedroom	12'7 x 15'4

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	5	Yes
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Macdonald Realty**

Macdonald Realty

Experience the best of West Coast living where nature meets urban convenience. Walk the Capilano Pacific Trail, stroll to Ambleside Beach, or cross the street to Park Royal for world-class shopping & dining. This bright and spacious 1,286 sqft 2-bedroom, 2-bathroom corner unit features a primary suite with a walk-in closet & 5-piece en-suite, sunroom/home office, gas fireplace, in-suite laundry and 2-balconies with over 300 sqft of outdoor space. Westroyal development includes an indoor pool, sauna, and exercise centre. Commuting is easy with convenient access to transit and Downtown Vancouver. 2 parking stalls & 1 storage locker. Pets & rentals are permitted with restrictions. Lease is with West Vancouver District, Expires 2087. ALL OFFERS SUBJECT TO APPROVAL OF THE SUPREME COURT OF B.C.



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Active
R3044963
Board: V
Apartment/Condo

1401 1500 FERN STREET
North Vancouver
Lynn timer
V7J 0E6

Residential Attached
\$949,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$989,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: CD67
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,978.19
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-182-431	Tax Inc. Utilities?:
View: Yes : City and Mountains		Tour:
Complex / Subdiv: APEX		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Block**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **: Chattels may be removed.**
Floor Finish: **Mixed**

Legal: **STRATA LOT 141, PLAN EPS9690, DISTRICT LOT 613, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**

Site Influences:
Features: **Air Conditioning**

Finished Floor (Main): **865**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **865 sq. ft.**
Unfinished Floor: **0**
Grand Total: **865 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 1**
of Kitchens: **1** **# of Rooms: 7**

Units in Development:
Exposure: **Northwest**
Mgmt. Co's Name: **AWM ALLIANCE RE GROUP LTS**
Maint Fee: **\$645.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Sewer, Snow removal, Water, Geothermal**

Tot Units in Strata: **276** Locker: **Yes**
Storeys in Building: **32**
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?: **No**

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age: **# of Pets:** **Cats:** **Dogs:**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'11 x 9'3			x	1	Main	4	No
Main	Dining Room	11'10 x 10'4			x	2	Main	3	Yes
Main	Kitchen	13'9 x 10'6			x	3			
Main	Primary Bedroom	11'5 x 9'9			x	4			
Main	Bedroom	9'5 x 9'			x	5			
Main	Foyer	5'2 x 5'			x	6			
Main	Walk-In Closet	8'7 x 3'7			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Sussex**

Considered the 'Pinnacle of Seylann Village', this 2 bedroom, 2 bath suite in Denna's newest building, APEX, offers views from the city skyline to the North Shore mountains. This NW corner unit features an expansive balcony with gas hook up, floor to ceiling triple glazed windows, European cabinetry, Quartz counters and AC. Premium AEG appliances are integrated into the stylish kitchen interior and an expansive island which offers great room separation from the living areas also offers a convenient spot for casual meals. This luxury tower boasts endless amenities including the Denna Club with its 25 meter lap pool, hot tub, steam room, sauna, party, meeting & media rooms and concierge service in the stunning lobby. Some photo's virtually staged. Court ordered sale.



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Active
R3052211
Board: V
Apartment/Condo

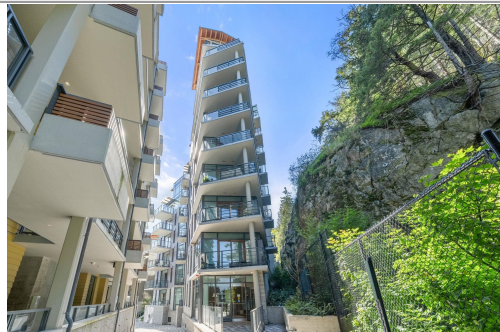
404 6699 NELSON AVENUE

West Vancouver
Horseshoe Bay WV
V7W 2B2

Residential Attached

\$1,035,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,035,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: CD54
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,364.18
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-642-390	Tax Inc. Utilities?:
View: Yes : Partial View from Balcony		Tour:
Complex / Subdiv: SANCTUARY		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Fibre Cement Board, Stone**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Geothermal, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Legal: **STRATA LOT 78, PLAN EPS7278, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Wheelchair Access, Concierge**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 1,038	Units in Development:	Tot Units in Strata: 158	Locker:
Finished Floor (Above): 0	Exposure: Southwest	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$989.45	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Water, Geothermal		
Finished Floor (Total): 1,038 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,038 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: Minimum 3 month rental.		
# of Levels: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'7 x 8'1	1	Main	3	No
Main	Dining Room	13'7 x 7'	2	Main	5	Yes
Main	Kitchen	15'3 x 12'	3			
Main	Primary Bedroom	11'1 x 9'11	4			
Main	Bedroom	11'4 x 11'2	5			
Main	Foyer	8'6 x 5'6	6			
Main	Walk-In Closet	8'3 x 7'1	7			
		x	8			

Listing Broker(s): **Royal LePage Sussex**

OPPORTUNITY KNOCKING-COURT ORDERED SALE. Imagine a stunning South West facing 2 bedroom, 2 bath corner suite at the beautiful 'Sanctuary'. This is an end unit with water views from the sunny balcony, a spacious open floorplan with good bedroom separation, large windows allowing sunlight to flood in and living spaces with 10' ceilings. Quality finishings include wide plank wood flooring, kitchen with granite slab counters & matte white lacquer cabinetry, bathrooms with polished quartz counters & teak cabinets and a stunning travertine fireplace as the focal point of the large living room. Maint fee includes 24 hr concierge, security, geo thermal heat, a gym & use of a boat & captain. If you are looking for a slower pace in one of BC's most scenic oceanside communities, this is it!



Presented by:
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Active
R3064437

Board: V
Townhouse

7 BEACH DRIVE

West Vancouver
Furry Creek
V0N 3Z1

Residential Attached

\$1,689,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,749,900
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 5	Age: 25
Frontage(metres):	Full Baths: 4	Zoning: RM1
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$8,527.49
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 024-849-880	Tax Inc. Utilities?:
View: Yes : Panoramic, Ocean, Man, Glacier		Tour:
Complex / Subdiv: Olivers Landing - Furry Creek		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey, End Unit**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Propane Gas, Wood**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Visitor Parking**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 7, PLAN LMS4257, DISTRICT LOT 1296, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Indoor**

Site Influences: **Gated Complex, Golf Course Dev., Marina Nearby, Recreation Nearby, Ski Hill Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **1,287**
Finished Floor (Above): **1,015**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **1,297**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,599 sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,599 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.:
of Kitchens: **1**

of Levels: **3**
of Rooms: **13**

Units in Development: **56**
Exposure:
Mgmt. Co's Name: **Dynamic**
Maint Fee: **\$1,338.85**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **56** Locker:
Storeys in Building: **3**
Mgmt. Co's #: **604-815-4654**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:
of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'9 x 19'9	Below	Other	9'5 x 18'2	1	Main	2	No
Main	Kitchen	12'9 x 12'11	Below	Utility	14'1 x 14'4	2	Main	3	Yes
Main	Dining Room	15'9 x 19'5	Above	Primary Bedroom	18'10 x 20'6	3	Below	5	Yes
Main	Living Room	18'2 x 14'	Above	Family Room	16'10 x 20'8	4	Above	5	Yes
Main	Bedroom	13'1 x 16'11	Above	Bedroom	13'1 x 13'3	5	Above	4	Yes
Main	Walk-In Closet	6'1 x 7'4			x	6			
Main	Laundry	7'2 x 5'6			x	7			
Below	Recreation Room	29'2 x 31'			x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

True WATERFRONT living at #7 Olivers Landing! This end-unit townhome offers approximately 3600sf of indoor living space over three levels with UNOBSTRUCTED water views from almost every room! Up, find two spacious bedrooms both with ensuite bathrooms and spacious walk in closets. The top floor landing can be used as a family room, office or gym. On the main level, options for large office or primary bedroom with private ensuite give this home flexibility to age in place. Over-height vaulted ceilings with large windows take in the views of Howe Sound from this front row WATERFRONT home. Open main level spaces are ideal for entertaining friends and family! Down, find a spacious rec room with space for a pool table, games room and optional 4th bedroom (easy reno) with ensuite.