



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
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Active
R3061048
Board: V
Apartment/Condo

204 137 W 17TH STREET
North Vancouver
Central Lonsdale
V7M 1V5

Residential Attached
\$519,000 (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: 29
Frontage(metres):	Full Baths: 1	Zoning: CD309
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,815.48
Sq. Footage: 0.00	P.I.D.: 023-749-075	For Tax Year: 2024
Flood Plain:	View: No	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Tour:
First Nation:	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	Units in Development: 38	Tot Units in Strata: 38	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DWELL PROPERTY MANAGEMENT	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$494.65	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 716 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 716 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht:	Short Term Lse-Details:		
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 6			

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	7			
					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
R3074892
Board: V
Apartment/Condo

1304 1471 HUNTER STREET
North Vancouver
Lynnmour
V7J 1H3

Residential Attached
\$756,100 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$800,100
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,173.19
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-769-951	Tax Inc. Utilities?:
View: Yes :City, Bridge, Water		Tour: Virtual Tour URL
Complex / Subdiv: Hunter at Lynn Creek		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

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: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 99, 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, In Suite Laundry, Storage**

Site Influences: **Cul-de-Sac**
Features:

Finished Floor (Main): **815**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **815 sq. ft.**
Unfinished Floor: **0**
Grand Total: **815 sq. ft.**

Units in Development: **326**
Exposure:
Mgmt. Co's Name: **WINFORD**
Maint Fee: **\$518.45**
Maint Fee Includes: **Caretaker, Gardening, Management, 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., Rentals Allowed**
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	Kitchen	12' x 9'7			x	1	Main	4	Yes
Main	Living Room	19' x 11'2			x	2	Main	3	No
Main	Walk-In Closet	7' x 4'			x	3			
Main	Primary Bedroom	11'1 x 9'			x	4			
Main	Bedroom	11'1 x 8'6			x	5			
Main	Patio	16' x 7'6			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal Pacific Lions Gate Realty Ltd.**

COURT ORDERED SALE This beautifully designed 2-bedroom, 2-bathroom home offers 815 sq ft of modern living plus a spacious 120 sq ft balcony with unobstructed city, water and Downtown Vancouver views. Thoughtfully equipped with air conditioning, this home ensures comfort year-round. Ideally located just steps from Bridgman Park, the brand-new Lynn Creek Community Centre, and Phibbs Exchange, you'll enjoy unmatched convenience, nature, and connectivity. The building features a full suite of amenities, including a state-of-the-art fitness centre, wellness centre, steam & sauna rooms, private courtyards, and a social lounge—everything you need for an elevated lifestyle. Perfect for first-time buyers, downsizers, or investors alike. Includes one parking stall and storage locker.



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Active
R3067073
Board: V
Apartment/Condo

3D 328 TAYLOR WAY
West Vancouver
Park Royal
V7T 2Y4

Residential Attached
\$779,000 (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: 33
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.**

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?:

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

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	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'8 x 10'8			x	1	Main	4	No
Main	Kitchen	8' x 15'4			x	2	Main	5	Yes
Main	Dining Room	8'8 x 9'4			x	3			
Main	Living Room	18'2 x 12'10			x	4			
Main	Den	9'7 x 10'1			x	5			
Main	Bedroom	8'9 x 13'9			x	6			
Main	Primary Bedroom	12'7 x 15'4			x	7			
					x	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
R3088010
Board: V
Apartment/Condo

217 119 W 22ND STREET
North Vancouver
Central Lonsdale
V7M 0B4

Residential Attached
\$809,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$809,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2012
Frontage(feet):	Bathrooms: 2	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: CD-578
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,602.18
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 028-768-353	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Anderson Walk by Polygon		
First Nation		
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed**
Foundation: **Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Electric, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Side**
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 47, PLAN BCS4345, DISTRICT LOT 545, 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: **Bike Room, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences:
Features:

Finished Floor (Main): **899**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **899 sq. ft.**
Unfinished Floor: **0**
Grand Total: **899 sq. ft.**

Units in Development: **234**
Exposure:
Mgmt. Co's Name: **AWM-ALLIANCE**
Maint Fee: **\$554.76**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Tot Units in Strata: **234** Locker: **Yes**
Storeys in Building: **5**
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **100%**
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'9" x 7'			x	1	Main	3	No
Main	Foyer	9'4" x 6'5"			x	2	Main	3	Yes
Main	Dining Room	8'9" x 11'11"			x	3			
Main	Living Room	12'7" x 11'11"			x	4			
Main	Bedroom	10'10" x 8'2"			x	5			
Main	Primary Bedroom	16' x 10'			x	6			
Main	Walk-In Closet	4'9" x 5'6"			x	7			
					x	8			

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

Oakwyn Realty Ltd.

Welcome to this beautifully maintained 2-bed, 2-bath condo in the highly sought-after Anderson Walk by Polygon. Open-concept layout, modern kitchen, stainless steel appliances, and covered balcony for year-round enjoyment. Primary suite boasts walk-in closet & ensuite bath for daily luxury. Home includes 3 PARKING STALLS, secure underground storage, and access to fitness gym and residents' lounge. This represents exceptional value in Central Lonsdale with proximity to parks, new restaurants and shops, schools, and transit. This will not last!



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Active
R3084860
 Board: V
 Apartment/Condo

6D 328 TAYLOR WAY
 West Vancouver
 Park Royal
 V7T 2Y4

Residential Attached
\$835,000 (LP)
 (SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$835,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 2	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,718.40
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 018-069-436	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: Westroyal		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

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

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Leasehold not prepaid-Strata**
 Property Disc.: **No**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **STRATA LOT 130, 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, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Marina Nearby, 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.**

Units in Development: **182**
 Exposure:
 Mgmt. Co's Name: **FirstService Residential**
 Maint Fee: **\$943.97**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management**

Tot Units in Strata: **182** Locker: **Yes**
 Storeys in Building: **19**
 Mgmt. Co's #: **604-683-8900**
 Council/Park Apprv?:

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed: **100%**
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details: **See bylaws.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18'8 x 13'1			x	1	Main	5	Yes
Main	Dining Room	10'3 x 9'8			x	2	Main	4	No
Main	Kitchen	15'7 x 7'10			x	3			
Main	Primary Bedroom	15'5 x 12'11			x	4			
Main	Walk-In Closet	7'5 x 6'2			x	5			
Main	Bedroom	13'11 x 8'10			x	6			
Main	Foyer	10'10 x 5'8			x	7			
					x	8			

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

Welcome to one of West Vancouver's most established concrete residences. This remodelled 2-bed/2-bath corner home at 'Westroyal' offers a spacious 1,286sf open-concept layout designed for both comfort & entertaining. Floor-to-ceiling windows fill the home w/natural light, offering outlooks of sunset skies, mountain silhouettes, & peek-a-boo views of the Lions Gate Bridge & Burrard Inlet. The interior feats high-end finishes, incl upgraded flooring & modern chef's kitchen; primary suite incl a WIC & spa-inspired ensuite w/jetted soaker tub. 2 parking stalls & storage locker. Residents of The Westroyal enjoy resort-style amenities incl indoor pool, hot tub, sauna, fitness centre. **ACCEPTED OFFER: \$800,000 - Court Date: Thursday, March 12, 2026 at 9:45 a.m.**



Presented by:
Doc Livingston PREC*

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Active
R3096259
Board: V
Apartment/Condo

1401 1500 FERN STREET
North Vancouver
Lynnmour
V7J 0E6

Residential Attached
\$889,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$889,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 2
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**

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	Units in Development:	Tot Units in Strata: 276	Locker: Yes
Finished Floor (Above): 0	Exposure: Northwest	Storeys in Building: 32	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE RE GROUP LTD	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$645.00	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Sewer, Snow removal, Water, Geothermal		
Finished Floor (Total): 865 sq. ft.			
Unfinished Floor: 0			
Grand Total: 865 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	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	8			

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

Considered the 'Pinnacle of Seylenn 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.



Presented by:
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Active
R3073142

Board: V
Townhouse

348 TAYLOR WAY

West Vancouver
Park Royal
V7T 2Y2

Residential Attached

\$940,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$988,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 3	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,067.93
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 017-848-016	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: WESTROYAL		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt., End Unit**
Construction: **Concrete**
Exterior: **Glass, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 1 DISTRICT LOT 1039 LEASEHOLD STRATA PLAN LMS. 445TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Exercise Centre, Pool; Indoor**

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

Finished Floor (Main):	860
Finished Floor (Above):	825
Finished Floor (AbvMain2):	109
Finished Floor (Below):	0
Finished Floor (Basement):	245
Finished Floor (Total):	2,039 sq. ft.
Unfinished Floor:	0
Grand Total:	2,039 sq. ft.

Units in Development: **183** Tot Units in Strata: **183** Locker: **No**
Exposure: Storeys in Building:
Mgmt. Co's Name: **First Service Residential** Mgmt. Co's #: **604-683-8900**
Maint Fee: **\$1,347.44** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Water**

Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
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	Foyer	8'7 x 8'0	Above	Bedroom	11'1 x 11'10	1	Main	2	No
Main	Kitchen	10'9 x 11'0	Above	Patio	13'11 x 10'10	2	Above	3	No
Main	Nook	10'4 x 9'11	Abv Main 2	Patio	23'8 x 35'4	3	Above	3	No
Main	Dining Room	13'10 x 9'2	Bsmt	Storage	17'0 x 16'5	4			
Main	Living Room	13'10 x 9'2	Bsmt	Mud Room	12'11 x 4'9	5			
Main	Patio	35'9 x 35'11	Bsmt	Foyer	5'4 x 5'6	6			
Above	Bedroom	10'11 x 11'11			x	7			
Above	Primary Bedroom	13'3 x 14'0			x	8			

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

COURT ORDERED SALE. Exciting Renovation Opportunity: 3-Bedroom + Den Townhouse. This spacious 3-bedroom + den corner townhouse in the coveted West Royal complex is a renovator's dream! Bring your vision to life and transform this home into a modern masterpiece. With private patios, a rooftop deck, and a skylight, the potential for creating an exceptional living space is endless. Enjoy panoramic views and the perfect canvas to design your ideal home. The townhouse features 2 gas fireplaces and 2 secured parking stalls. Take full advantage of the resort-style amenities including an indoor pool, gym, party lounge, workshop, freezer room, and resident manager. BBQs and heat lamps are allowed, making outdoor living a breeze. "Property sold as is, where is."



Presented by:
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Active
R3087413
Board: V
Apartment/Condo

404 6699 NELSON AVENUE
West Vancouver
Horseshoe Bay WV
V7W 2B2

Residential Attached
\$998,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$998,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 4
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**

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: \$998.73	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	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed: 100%		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: Minimum 3 month rental.		

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

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

OPPORTUNITY KNOCKING-COURT ORDERED SALE. 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 & 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 & 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! OPEN SUN MARCH 8th 2-4



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Active
R3073299
Board: V
Apartment/Condo

405 6687 NELSON AVENUE
West Vancouver
Horseshoe Bay WV
V7W 2B2

Residential Attached
\$1,234,800 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,234,800**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2022**
Frontage(feet): Bathrooms: **2** Age: **4**
Frontage(metres): Full Baths: **2** Zoning: **CD54**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,640.16**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: P.I.D.: **031-642-861** Tax Inc. Utilities?: **No**
View: **Yes :Partial** Tour:
Complex / Subdiv: **THE 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**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **2 BLKS** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood**

Legal: **STRATA LOT 125, 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, Storage, Concierge**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning**

Finished Floor (Main): 1,105	Units in Development: 158	Tot Units in Strata: 158	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building: 9	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 855-273-1967	
Finished Floor (Below): 0	Maint Fee: \$1,095.84	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, Geothermal		
Finished Floor (Total): 1,105 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,105 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
Short Term Lse-Details: **Minimum 30 days. Refer to bylaws.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 9'7			x	1	Main	3	No
Main	Dining Room	15'8 x 10'6			x	2	Main	5	Yes
Main	Kitchen	14'10 x 8'9			x	3			
Main	Primary Bedroom	13'4 x 12'9			x	4			
Main	Bedroom	9'11 x 8'9			x	5			
Main	Walk-In Closet	7'2 x 6'1			x	6			
Main	Foyer	9'9 x 9'4			x	7			
					x	8			

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

Discover waterfront luxury in this 2 bedroom, 2 bath suite in the iconic Sanctuary located on the edge of Horseshoe Bay's harbour. 10' ceilings, wide plank wood flooring, quartz & granite counters, teak vanities, Kohler fixtures and a spectacular travertine stone fireplace are just some of the beautiful finishes in this Paul Merrick designed space. This is a great floorplan with Eastern exposure & spacious balcony with access from both living room & primary bedroom. Amenities include 24hr concierge, a state-of-the-art gym, paddleboards, kayaks, a breathtaking 'boathouse' and use of a 24' Criss-Craft boat complete with captain! A rare gem in West Vancouver's picturesque coastal community ideally located for the skier, boater, golfer or those just seeking peace & quiet. COURT ORDERED SALE.



Presented by:
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Active
R3082720
Board: V
Townhouse

7 BEACH DRIVE
West Vancouver
Furry Creek
V0N 3Z1

Residential Attached
\$1,649,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,669,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2000
Frontage(feet):	Bathrooms: 5	Age: 26
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 & mountain		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 - Propane**
Fuel/Heating: **Hot Water, Propane Gas, Radiant,**
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** Dist. to School Bus:
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, Garden, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**

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.**

Units in Development: **56** Tot Units in Strata: **56** Locker:
Exposure: Stores in Building: **3**
Mgmt. Co's Name: **Dynamic** Mgmt. Co's #: **604-815-4654**
Maint Fee: **\$1,338.85** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **13**

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



Presented by:
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Active
R3092114
Board: V
Apartment/Condo

503 3315 CYPRESS PLACE
West Vancouver
Cypress Park Estates
V7S 3J7

Residential Attached
\$2,499,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$2,499,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2005
Frontage(feet):	Bathrooms: 3	Age: 21
Frontage(metres):	Full Baths: 2	Zoning: CD35
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,151.58
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain: No	P.I.D.: 026-417-421	Tax Inc. Utilities?: No
View: :		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **2**
Fireplace Fuel: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal, Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 84, PLAN BCS877, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 888, 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: **Garden, Guest Suite, In Suite Laundry, Recreation Center**

Site Influences:
Features:

Finished Floor (Main): **2,022**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,022 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,022 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Stratawest Management Ltd.**
Mgmt. Co's #: **604-904-9595**
Locker:
Stores in Building: **15**
Council/Park Apprv?:
Maint Fee: **\$1,400.00**
Maint Fee Includes: **Hot Water, Management, Recreation Facility**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Smoking Restrictions**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
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	15'7 x 15'10			x	1	Main	5	Yes
Main	Kitchen	14'2 x 9'10			x	2	Main	3	No
Main	Dining Room	16'10 x 13'11			x	3	Main	2	No
Main	Primary Bedroom	14'11 x 13'10			x	4			
Main	Bedroom	9'11 x 11'1			x	5			
Main	Den	12'2 x 11'10			x	6			
Main	Office	11'8 x 9'11			x	7			
Main	Laundry	7'1 x 5'9			x	8			

Listing Broker(s): **RE/MAX City Realty**

Welcome to Stonecliff. Beautiful 2 bedroom and den. Renovations done in 2016 by Georgie Award CCI renovations. Home features, custom millwork, Quarts Counter tops, Oak Cabinets, wood flooring, 2 fireplaces and 2 parking spots. Come to view this beautiful home with great view. Allow time for showing.