



Presented by:  
**Michele Cummins - PREC**  
 RE/MAX Little Oak Realty (Mission)  
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**Active**  
**R2399708**  
 Board: V  
 Apartment/Condo

**301 175 W 4TH STREET**  
 North Vancouver  
 Lower Lonsdale  
 V7M 1H6

Residential Attached  
**\$379,000 (LP)**  
 (SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Council Apprv?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **DPM Strata Management**  
 Mgmt. Co's Phone: **604-982-7052**  
 View: **Yes: CITY, WATER & MOUNTAIN**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 Maint. Fee: **\$352.29**

Original Price: **\$434,000**  
 Approx. Year Built: **1990**  
 Age: **29**  
 Zoning: **RM-1**  
 Gross Taxes: **\$1,382.86**  
 For Tax Year: **2019**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **015-769-607**  
 Tour:

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Underground**  
 Locker: **Y**  
 Dist. to Public Transit:  
 Units in Development: **21** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Total Units in Strata: **21**  
 Property Disc.: **No**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**  
 Legal: **STRATA LOT 15, PLAN VAS2601, DISTRICT LOT 274, 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: **Elevator, In Suite Laundry, Wheelchair Access**

Site Influences: **Lane Access, Marina Nearby, Shopping Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'8			x			x
Main	Dining Room	11'8 x 7'2			x			x
Main	Kitchen	9'9 x 7'0			x			x
Main	Master Bedroom	11'7 x 10'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>700</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>No</b>	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>700 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>700 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services** **RE/MAX Real Estate Services**

**Spacious condo situated in the popular Lower Lonsdale neighborhood close to the Quay, Restaurants, Recreation Facilities, and Transportation. This unit features a skylight, 2 balconies, a gas fireplace, large closets, in-suite laundry and large windows allowing lots of natural light in and providing for great views of the North Shore mountains and Downtown Vancouver. To be sold "As Is, Where Is" subject to court approval. Contact agents for court date.**



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**Active**  
**R2420424**  
 Board: V  
 1/2 Duplex

**382 E 4TH STREET**  
 North Vancouver  
 Lower Lonsdale  
 V7L 1J2

Residential Attached  
**\$1,150,000** (LP)   
 (SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.): **139**  
 Lot Area (sq.ft.): **6,991.33**  
 Flood Plain:  
 Council Apprv?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name:  
 Mgmt. Co's Phone:  
 View: **Yes: city & water**  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type:

Frontage (feet): **49.00**  
 Frontage (metres):  
 Bedrooms: **3**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Maint. Fee:

Original Price: **\$1,198,000**  
 Approx. Year Built: **1959**  
 Age: **60**  
 Zoning: **RT-1**  
 Gross Taxes: **\$4,000.39**  
 For Tax Year: **2019**  
 Tax Inc. Utilities?:  
 P.I.D.: **004-015-339**  
 Tour:

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b>	Covered Parking:	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		Locker:
Exterior: <b>Fibre Cement Board</b>			Dist. to School Bus: <b>near</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit: <b>near</b>	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:		Title to Land: <b>Freehold NonStrata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: <b>Baseboard, Radiant</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: :	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		Floor Finish:	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc:  
 Legal: **STRATA LOT 1, PLAN VAS432, DISTRICT LOT 274, 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**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 13'3	Below	Laundry	6'10 x 3'9			x
Main	Dining Room	12'4 x 7'4	Below	Storage	9'4 x 2'10			x
Main	Kitchen	13'1 x 8'7			x			x
Main	Nook	10'4 x 4'5			x			x
Main	Master Bedroom	10'11 x 10'6			x			x
Below	Living Room	14'8 x 11'3			x			x
Below	Kitchen	10'5 x 9'8			x			x
Below	Eating Area	7'9 x 4'10			x			x
Below	Bedroom	12'2 x 8'11			x			x
Below	Bedroom	11'7 x 8'11			x			x

Finished Floor (Main): <b>885</b>	# of Rooms: <b>12</b>	# of Kitchens: <b>2</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>919</b>	Restricted Age:			2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,804 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws:			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,804 sq. ft.</b>	Basement: <b>Fully Finished</b>			7				
				8				

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.**

**COURT ORDERED SALE: Nicely updated Half Duplex. Great opportunity to get into Lower Lonsdale at a very affordable price. Offering spacious open floor plan with tasteful upgrades throughout, a bright large family room with cozy fireplace welcomes you, dining area with vaulted ceiling, and a kitchen with beautiful quartz counter-tops and stainless steel appliances. Stunning water and downtown view from both levels. Walking distance to new shipyards, summer night markets, restaurants, transits, and schools.**