



Presented by:
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Active
R2399708
Board: V
Apartment/Condo

301 175 W 4TH STREET

North Vancouver
Lower Lonsdale
V7M 1H6

Residential Attached

\$434,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$434,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1990
Depth / Size (ft.):	Bedrooms: 1	Age: 29
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,382.86
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$350.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 015-769-607
Mgmt. Co's Name: DPM Strata Management		Tour:
Mgmt. Co's Phone: 604-982-7052		
View: Yes: CITY & WATER		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Stucco			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 21	Total Units in Strata: 21
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Torch-On			

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

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

RE/MAX Real Estate Services

Spacious condo situated in the popular Lower Lonsdale neighbourhood close to the Quay, Restaurants, Recreation Facilities, and Transportation. This unit features a skylite, 2 balconies, a gas fireplace, walk in closet, insuite laundry and large front & side 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.