

Presented by:
Bill Babcock
 Royal LePage Sterling Realty
 Phone: (604) 461-9220 Cell: (604) 230-9392
 Email: bbabcock@telus.net

North Vancouver, Lower Lonsdale Residential Attached
318 332 LONSDALE AV, V7M 3M5 MLS# V1116503 **Active**



List Price: \$349,000 Previous Price:

Subdiv/Complex: CALYPSO

Frontage:	Approx Yr Blt: 1998	PID:	023-829-249
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 17	Zoning:	APT
Exposure:	Bedrooms: 1	Taxes:	\$1,776 (2014)
Stories in Bldg:	Bathrooms: 1	GST/HST Incl?:	
Flood Plain:	Full Baths: 1	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	
Fixtures Lsd: N			
Fixt Removed: N			
View:	Y - COURTYARD, DOWNTOWN		

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Stucco				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	CLOSE
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Laminate	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	R/I Fireplaces:			
Mngmt Co:	FIRST SERVICE	Property Disclosure:	N - AS IS WHERE IS		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest.		
	Maint Fee:	\$316.42			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management

Legal: PL LMS2869 LT 77 DL 274 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPOI
 Amenities: Elevator, Garden, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 6'7"						
Main F.	Master Bedroom	13'2 X 9'1"						
Main F.	Den	10' X 8'1"						
Main F.	Living Room	10'11 X 9'7"						
Main F.	Dining	10'2 X 10'2"						
Main F.	Laundry	5'4 X 5'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Royal LePage Northshore

COURT ORDERED SALE. Terrific opportunity to own this updated (one bedroom & large den) south facing unit in the desirable Calypso. Granite counters in kitchen and bathroom, stainless steel appliances, gas fireplace, and laminate flooring throughout. Great open floor plan with separate laundry room and foyer. Sunny deck overlooking the quiet courtyard with view of downtown. Enjoy the convenience of this Lower Lonsdale location, steps to restaurants, Lonsdale Quay and seabus. Well-managed building. 1 parking & 1 storage. Open House Sat Apr 25 1:30-3:30.