



Presented by:  
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**Active**  
**R2429678**

Board: V  
Townhouse

**8 233 E 6TH STREET**

North Vancouver  
Lower Lonsdale  
V7L 1P4

Residential Attached

**\$1,050,000** (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$1,100,000**  
Meas. Type: Frontage (metres): Approx. Year Built: **1995**  
Depth / Size (ft.): Bedrooms: **2** Age: **25**  
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$3,477.12**  
Council Apprv?: **No** Half Baths: **1** For Tax Year: **2019**  
Exposure: Maint. Fee: **\$627.93** Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **023-071-338**  
Mgmt. Co's Name: **C&C Property Group** Tour:  
Mgmt. Co's Phone: **604-987-9040**  
View: **Yes: Water & City Rooftop Deck**  
Complex / Subdiv: **ST. ANDREWS HOUSE**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type:

Style of Home: **3 Storey, Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s), Rooftop Deck**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Carport & Garage, Garage Underbuilding, Garage, Double**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **9** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **9**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**

Legal: **STRATA LOT 8, PLAN LMS1957, 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: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 13'8			x			x
Main	Dining Room	10'1 x 13'8			x			x
Main	Kitchen	8'8 x 12'1			x			x
Main	Family Room	12'1 x 13'8			x			x
Main	Foyer	3' x 3'			x			x
Above	Master Bedroom	14'4 x 11'9			x			x
Above	Bedroom	12'1 x 12'9			x			x
Above	Den	8'8 x 8'2			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>792</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>4</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>781</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>75</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,648 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed, Rentals Not Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>1,648 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

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

**Royal LePage Sussex**

**Begin 2020 in this wonderful 4-level Townhome at #8 233 E 6th Avenue in Lower Lonsdale which provides all the space you will need for your family, with the added benefit of a fabulous Rooftop Deck for staggering views! Two bedrooms and a den/third bedroom, Three bathrooms, Two decks plus the Rooftop deck, Two car extra-long garage with lower level lane access and storage, additional carport parking, and a Lower Lonsdale location which is everyone's dream. Bring your decorating ideas to make this great home in a great small 9 Unit Complex your very own. By Appointment Only.**