



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
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North Vancouver, Lower Lonsdale
220 340 W 3RD ST, V7M 1G4

MLS# V1053182

Residential Attached
Active



List Price:	\$209,000	Previous Price:	
		Original Price:	\$209,000
Subdiv/Complex: MCKINNON HOUSE			
Frontage:		Approx Yr Blt:	1975
Depth/Size:		PID:	003-767-477
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	39
Stories in Bldg:		Zoning:	APART
Flood Plain:		Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$1,080 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	42
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	NORTHWEST STRATA	Property Disclosure:	N - SCHEDULE "A" NEEDED WITH OFFER		
Mngmt Ph:	604-980-4729	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$286.56		

Maint Charge Incl: Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL VAS252 LT 20 DL 271 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: Shared Laundry, Storage
 Features Incl:

Site Influences: Central Location, Private Setting

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'8 X 12'4						
Main F.	Dining	7'6 X 7'4						
Main F.	Kitchen	6'8 X 6'						
Main F.	Master Bedroom	13'4 X 10'						
Main F.	Den	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	677	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	677	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	677			8	

Listing Broker(s): (1) RE/MAX Crest Realty

Private 1 bedroom, 1 bathroom, 677 sq ft home on the quiet side of this updated building, in a lovely location close to all the amenities that Lower Lonsdale offers. The home is highlighted with bright neutral paints throughout, a walkthrough kitchen between the hallway and dining room, a large Master bedroom, an open den area perfect for the home office and an outdoor balcony showcased through large windows and accessed via a sliding door 1 parking + 1 storage locker. Newer roof in 2006, lobby redone in 2007, and piping in 2011 (all years approx.) Walk to the Sea Bus. Pet friendly building. Rentals allowed w/ restrictions. OPEN SAT MARCH 29th 2-4 "



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North Vancouver, Pemberton NV

MLS# V1039585

Residential Attached

1403 2016 FULLERTON AV, V7P 3E6

Active



List Price:	\$219,000	Previous Price:	\$239,500
		Original Price:	\$239,500
Subdiv/Complex:			
Frontage:	0.00	Approx Yr Blt:	1973
Depth/Size:		PID:	004-032-489
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MFS
Stories in Bldg:		Taxes:	\$944 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - -		

Style of Home:	5 Plus Level, Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Frame	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Other		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSEBY	Dist to School/Bus:	CLOSEBY
Renovations:		Units in Development:	1 2 2 2	Total Units in Strata:	5 0 5
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal, Community	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold NonStrata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$ 0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	N - THIS IS A COURT ORDER SALE		
Mngmt Co:	WYNFORD GROUP	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed		
Mngmt Ph:	604-922-8131	Maint Fee:	\$ 222.00		

Maint Charge Incl: Caretaker, Garbage Pickup, Hot Water, Management

Legal: PL VAS437 LT 166 DL 764 LD 37

Amenities:

Features Incl: Refrigerator, Stove

Site Influences: Gated Complex, Greenbelt, Private Setting, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 11'						
Main F.	Dining	11' X 6'						
Main F.	Kitchen	7'6 X 6'						
Main F.	Den	11' X 7'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	534	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	534	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	534			8	

Listing Broker(s): (1) Sutton Group - 1st West Realty

Excellent studio floor plan in Woodcroft's popular Lillooet building perfect for the first time buyer or investor. Spacious plan with over 530 sf with 14th floor views & loads of ambient light. Afternoon sun Converted to one bedroom unit. Views to West Van & North Shore Mountains. Tenant would like to stay on for new investor. Currently paying \$900 per month, building has many recent upgrades & ample contingency fund. Foreclosure, must be sold. All offers subject to BC Supreme Court approval. Property is being sold on an AS IS WHERE IS.



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North Vancouver, Central Lonsdale
203 214 E 15TH ST, V7L 2R3

MLS# V1055315

Residential Attached
Active



List Price:	\$219,000	Previous Price:	
		Original Price:	\$219,000
Subdiv/Complex: LA HACIENDA			
Frontage:		Approx Yr Blt:	1969
Depth/Size:		PID:	005-657-695
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MULTI
Stories in Bldg:		Taxes:	\$975 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	ON	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	N - AS IS, WHERE IS		
Mngmt Co:	False Creek Management	Bylaw Restrictions:	Rentals Not Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-395-5062	Maint Fee:	\$292.14		

Maint Charge Incl: Cable/Satellite, Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL VAS721 LT 11 DL 549 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
 Amenities: Shared Laundry
 Features Incl:

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0'0 X 0'0						
Main F.	Dining	0'0 X 0'0						
Main F.	Kitchen	0'0 X 0'0						
Main F.	Master Bedroom	0'0 X 0'0						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	645	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	645	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	645			8	

Listing Broker(s): (1) RE/MAX Rossetti Realty



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North Vancouver, Lower Lonsdale

MLS# V1053342

Residential Attached

110 131 W 3RD ST, V7M 1E7

Active



List Price:	\$299,900	Previous Price:	
		Original Price:	\$299,900
Subdiv/Complex:			
Frontage:	0.00	Approx Yr Blt:	1997
Depth/Size:		PID:	023-643-056
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Zoning:	MF
Stories in Bldg:	5	Taxes:	\$1,363 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:			

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Radiant, Natural Gas	Title to Land:	Leasehold prepaid-NonStrata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s) & Deck(s)				
Mngmt Co:	BAYWEST PPTY MGMT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee:				

Maint Charge Incl: Cable/Satellite, Garbage Pickup, Gas, Management, Recreation Facility

Legal: PL LMS2642 LT 10 DL 274 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator, Exercise Centre, Storage

Features Incl:

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	13'11 X 9'						
Main F.	Living Room	13'11 X 11'						
Main F.	Dining	13'11 X 6'						
Main F.	Kitchen	7'8 X 8'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	735	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	735	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	735			8	

Listing Broker(s): (1) Sutton Grp-West Coast Realty

SPACIOUS ground floor studio with south facing available in Seascope. This well appointed home with its 10' ceilings in sought after Lower Lonsdale is perfect for entertaining family & friends with its efficient open plan & entertainment sized patio. Accessibility to shopping, the Quay & the seabus are steps away. SHOWINGS BY APPOINTMENT.



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North Vancouver, Central Lonsdale
305 175 E 10TH ST, V7L 4W1

MLS# V1041901

Residential Attached
Active



List Price: \$342,500 Previous Price: \$362,500
 Original Price: \$362,500

Subdiv/Complex: RUTHERFORD PARK
 Frontage: Approx Yr Blt: 1998 PID: 023-967-838
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 16 Zoning: STRATA
 Exposure: Bedrooms: 1 Taxes: \$1,521 (2013)
 Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils:
 Meas. Type: Half Baths: 0 Apprvl Reqd:
 Fixtures Lsd:
 Fixt Removed:
 View: Y - CITY, WATER

Style of Home: Other	Total Parking: 1	Covered Parking: 1
Construction: Brick, Frame - Wood	Parking Access: Side	
Foundation: Concrete Block	Parking Facilities: Garage; Underground	
Exterior: Brick, Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Torch-On	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 51	Total Units in Strata: 51
Flooring: Hardwood, Tile	Locker:	
Water Supply: Other	Possession:	
Heat/Fuel: Electric, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: None		
Mngmt Co: STRATA WEST CORP	Property Disclosure: N - COURT ORDERED	
Mngmt Ph: 604-904-9595	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$258.57		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS3027 SL 30 DL 274 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Elevator, In Suite Laundry, Storage
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6 X 12'						
Main F.	Kitchen	8' X 8'7						
Main F.	Dining	9' X 9'9						
Main F.	Bedroom	13' X 10'						
Main F.	Den	11'4 X 8'2						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 792	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 792	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 792		8

Listing Broker(s): (1) Macdonald Realty Ltd (NVan)

Fantastic 1 bedroom + den south facing. The kitchen is modern and functional, gas fireplace. Located in central Lonsdale and walking distance to all amenities that Lonsdale has to offer. 'SOLD AS IS WHERE IS'.



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North Vancouver, Hamilton

MLS# V1048175

Residential Attached

304 1550 FELL AV, V7P 3E7

Active



List Price: \$364,900 Previous Price: \$379,900
 Original Price: \$379,900

Subdiv/Complex: THE GABLES
 Frontage: Approx Yr Blt: 1994 PID: 018-513-611
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 20 Zoning: MF
 Exposure: NE Bedrooms: 2 Taxes: \$1,850 (2013)
 Stories in Bldg: 2 Bathrooms: 2 If New GST/HST Incl: No
 Flood Plain: Full Baths: 2 Tax Incl Utils: No
 Meas. Type: Half Baths: 0 Apprvl Req: No
 Fixtures Lsd:
 Fixt Removed:
 View: Y - NORTHEAST TO MOSQUITO CREEK

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:	Partial	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	27
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	ASCENT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-431-1800	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Maint Fee:	\$425.84				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management, Recreation Facility

Legal: PL LMS1123 LT 22 DL 265 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Elevator, In Suite Laundry, Recreation Center, Wheelchair Access
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'0 X 13'6						
Main F.	Dining	13'0 X 9'5						
Main F.	Kitchen	11'0 X 11'0						
Main F.	Master Bedroom	14'10 X 11'0						
Main F.	Bedroom	11'0 X 9'8						
Main F.	Den	9' X 6'						

Floor Area (SqFt):	Total # Rooms:	Bathrooms
Finished Floor Area Main: 1,170	6	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Finished Levels: 1	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0	Basement Area: None	3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,170	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals: 2	7
Grand Total Floor Area: 1,170		8

Listing Broker(s): (1) RE/MAX Central [BbyHst]

TOP FLOOR corner unit suite overlooking Mosquito Creek. This generous sized 1,170 sq ft home features 2 bedrooms, a den and 2 full baths. Great open floor plan with a large living room and dining room, gas fireplace, in-suite laundry, plenty of windows, high ceilings and 3 skylights. Large pantry off the kitchen with insuite laundry & lots of storage, the large master suite has a full sized walk in shower and walk in closet. Pets are welcome in this very well run and maintained building with a 2 year old roof, new fences, exterior recently painted and includes secured underground parking and a storage locker. The Gables is located close to shopping, restaurants, and transportation.



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North Vancouver, Hamilton
1456 BEWICKE AV, V7M 3B8

MLS# V1040963

Residential Attached
Active



List Price:	\$669,000	Previous Price:	\$679,000
		Original Price:	\$709,900
Subdiv/Complex:		Approx Yr Bld:	2012
Frontage:		PID:	028-693-078
Depth/Size:		Type:	1/2 Duplex
Lot SqFt:	0	Age at List Date:	2
Exposure:		Bedrooms:	4
Stories in Bldg:		Bathrooms:	4
Flood Plain:		Full Baths:	3
Meas. Type:		Half Baths:	1
Fixtures Lsd:		Taxes:	\$3,702 (2013)
Fixt Removed:		If New GST/HST Incl:	No
View:		Tax Incl Utils:	
		Apprvl Req:	

Style of Home:	2 Storey w/Bsmt.	Total Parking:	1	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stone, Wood, Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:	TBD		
Heat/Fuel:	Radiant, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:		Property Disclosure:	N - COURT ORDER		
Mngmt Ph:		Bylaw Restrictions:	No Restrictions		
		Maint Fee:	\$0.00		

Maint Charge Incl:	
Legal:	PL BCS4245 LT 1 DL 547 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	In Suite Laundry
Features Incl:	
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'3 X 9'8						
Main F.	Dining	9'6 X 9'4						
Main F.	Kitchen	8'7 X 7'4						
Main F.	Family Room	14'0 X 10'6						
Above	Master Bedroom	14'4 X 12'2						
Above	Bedroom	14'0 X 8'7						
Above	Bedroom	10'3 X 10'2						
Below	Recreation Room	21'2 X 18'6						
Below	Bedroom	13'3 X 8'1						
Below	Laundry	10'1 X 7'11						

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	
Finished Floor Area Main:	642	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	685	Basement Area:	Full	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	651			3	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	3 Piece; Ensuite: N; Level: Below
Total Finished Floor Area:	1,978	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,978			8	

Listing Broker(s): (1) RE/MAX Rossetti Realty

New 1/2 duplex in a convenient location close to all amenities. Offering a bright main floor with large picture windows, open plan living room and dining room, and galley kitchen adjacent to a family room and eating area. Upstairs features 3 bedrooms, 2 bathrooms including a spacious master with floor to ceiling windows, full ensuite, and a balcony. Downstairs offers a recreation room, fourth bedroom, and laundry room. Central location close to transit, schools, shopping, and more. Court ordered sale. Sold As Is, Where Is.



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North Vancouver, Hamilton
665 W 15TH ST, V7M 3B8

MLS# V1040758

Residential Attached
Active



List Price:	\$679,000	Previous Price:	\$689,000
		Original Price:	\$719,900
Subdiv/Complex:		Approx Yr Bld:	2012
Frontage:		PID:	028-693-086
Depth/Size:		Type:	1/2 Duplex
Lot SqFt:	0	Age at List Date:	2
Exposure:		Bedrooms:	6
Stories in Bldg:		Bathrooms:	4
Flood Plain:		Full Baths:	3
Meas. Type:		Half Baths:	1
Fixtures Lsd:		Taxes:	\$3,597 (2013)
Fixt Removed:		If New GST/HST Incl:	No
View:		Tax Incl Utils:	
		Apprvl Req:	

Style of Home:	2 Storey w/Bsmt.	Total Parking:	1	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco, Wood, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:	TBD		
Heat/Fuel:	Hot Water, Radiant	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); Patio(s) or Deck(s)				
Mngmt Co:		Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	No Restrictions		
	Maint Fee:	\$0.00			

Maint Charge Incl:	
Legal:	PL BCS4245 LT 2 DL 547 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	In Suite Laundry
Features Incl:	
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	14'0 X 8'0	Below	Laundry	8'5 X 7'0			
Main F.	Living Room	13'0 X 9'5						
Main F.	Dining	9'5 X 9'0						
Main F.	Family Room	10'0 X 9'0						
Above	Master Bedroom	13'0 X 11'0						
Above	Bedroom	14'0 X 9'0						
Above	Bedroom	11'5 X 8'5						
Below	Bedroom	9'0 X 8'0						
Below	Bedroom	10'5 X 10'0						
Below	Bedroom	11'0 X 7'5						

Floor Area (SqFt):		Total # Rooms:	11	Bathrooms	
Finished Floor Area Main:	594	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	623	Basement Area:	Full	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	574	Bsmt Height:		4	4 Piece; Ensuite: N; Level: Below
Total Finished Floor Area:	1,791	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,791			8	

Listing Broker(s): (1) RE/MAX Rossetti Realty

Court ordered sale. Court date April 14th. Call for more information. . . New 1/2 duplex in a central location close to all amenities. Offering an open plan main floor including bright living room/dining room with picture windows, family room, and a kitchen with lots of storage space and granite counters. Upstairs features 3 bedrooms, 2 bathrooms including a spacious master with floor to ceiling windows, full ensuite, and a balcony. Downstairs offers three additional bedrooms or dens, and laundry room. Central location close to transit, schools, shopping, and more. Sold As Is, Where Is.



Presented by:
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 RE/MAX Select Realty
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 Website: www.nikkicvit.ca



North Vancouver, Central Lonsdale

MLS# V1055156

Residential Attached

1605 158 W 13TH ST, V7M 0A7

Active



List Price:	\$919,000	Previous Price:	
		Original Price:	\$919,000
Subdiv/Complex: Vista Place			
Frontage:		Approx Yr Blt:	2009
Depth/Size:		PID:	028-066-766
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	MF
Stories in Bldg:	19	Taxes:	\$4,361 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req'd:	
Fixt Removed:			
View:	Y - Fabulous, City, Lions Gate Bridge, Burrard Inlet, Mountains		

Style of Home:	Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete, Glass, Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, Radiant	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	Crosby	Property Disclosure:	N - Court Ordered Sale		
Mngmt Ph:	604-683-8900	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$516.66		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS3630 LT 266 DL 548 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: Bike Room, Elevator, Exercise Centre, Garden, Guest Suite

Features Incl:

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'5 X 14'						
Main F.	Dining	10'5 X 14'						
Main F.	Kitchen	8'5 X 6'						
Main F.	Master Bedroom	13' X 12'5						
Main F.	Bedroom	10'8 X 10'7						
Main F.	Den	10' X 6'7						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,299	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,299	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,299			8	

Listing Broker(s): (1) Prudential Sussex Realty(WVan), (2) Prudential Sussex Realty(WVan)

Ideal location with fabulous panoramic views of the city, ocean, Lions Gate Bridge, and the mountains. Ideal to watch the fireworks, sunsets, and the harbour activity. Spacious 1300 sq. ft. unit open layout nicely finished, 2 bdrs. 3 baths