

Presented by: **Nikki Cvitanovic** RE/MAX Select Realty Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>



North Vancouver, Lower Lonsdale # 220 340 W 3RD ST, V7M 1G4

MLS# V1053182

	7M 1G4							
		List Price:	\$209,00	00 Previous F Original Pr		\$209,000)	
		Subdiv/Complex Frontage:	MCKINN	0		1975	PID:	003-767-477
		Depth/Size: Lot SqFt: Exposure: Stories in Bldg:	0	Age at L Bedroom Bathroor	IS:	: 39 1 1	Type: Zoning: Taxes: If New GST/HST Incl:	Apartment/Con APART \$1,080 (2013)
		Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed:		Full Bath Half Bath	IS:	1 0	Tax Incl Utils: Apprvl Reqd:	No
		View:	Ν					
tyle of Home: 1 Storey onstruction: Frame - Woo pundation: Concrete Pe				Total Parking: Parking Access: Parking Facilities:	1 Garao	ge; Under	Covered Parking: ground	1
tterior: Mixed		R/I Plumbing:		r anning r aointiosi		, , , , , , , , , , , , , , , , , , ,	J · · ·	
ype of Roof: Asphalt enovations: ooring: Mixed		Reno Year:		Dist to Public Trans: Units in Development Locker:	: Yes		Dist to School/Bus: Total Units in Strata:	42
/ater Supply: City/Municip eat/Fuel: Baseboard, H		D/I Firmular		Possession: Title to Land:	Freeh	nold Strat		
o. of Fireplaces: O ireplace Fuel: utdoor Area: Patio(s)		R/I Fireplaces:		Seller's Interest: Mortgage Info:	\$0	t Ordered		
Ingmt Co: NORTHWES Ingmt Ph: 604-980-47		Maint Fee:	\$286.56	Property Disclosure: Bylaw Restrictions:	Pets		"A" NEEDED WITH O //Rest., Rentals Allov	
egal: PL VAS252 menities: Shared Laun	LT 20 DL 21	71 LD 36 THE S		OT AS SHOWN ON	IFORM	/1 OR V,	AS	
-	LT 20 DL 21 ndry, Storag	71 LD 36 THE S le		0	I FORN	/1 1 OR V,	AS	
egal: PL VAS252 menities: Shared Laun eatures Incl:	LT 20 DL 21 ndry, Storag	71 LD 36 THE S le e Setting <u>ns Floor</u> 2'4 4 ' 0'		OT AS SHOWN ON	I FORM	1 1 OR V, <u>Floo</u>		<u>Dimensions</u>
egal: PL VAS252 menities: Shared Laun eatures Incl: ite Influences: Central Loca <u>Floor Type</u> Main F. Living Room Main F. Dining Main F. Master Bedroom Main F. Den	LT 20 DL 22 adry, Storag <u>Dimension</u> 17'8 X 12 7'6 X 7' 6'8 X 6 13'4 X 1 6' X 5'	71 LD 36 THE S le e Setting <u>ns Floor</u> 2'4 4 ' 0'	TRATA L	OT AS SHOWN ON			<u>r Түре</u>	<u>Dimensions</u>
egal: PL VAS252 I menities: Shared Laun eatures Incl: te Influences: Central Loca <u>Floor Type</u> Main F. Living Room Main F. Dining Main F. Dining Main F. Kitchen Main F. Master Bedroom Main F. Den	LT 20 DL 23 adry, Storag <u>Dimension</u> 17'8 X 12 7'6 X 7' 6'8 X 6 13'4 X 1 6' X 5'	71 LD 36 THE S e e Setting ns <u>Floor</u> 2'4 4 ' 0'	TRATA L	OT AS SHOWN ON		<u>Floo</u> Bathroo	<u>r Түре</u>	
egal: PL VAS252 I menities: Shared Laun eatures Incl: ite Influences: Central Loca <u>Floor Type</u> Main F. Living Room Main F. Dining Main F. Kitchen Main F. Kitchen Main F. Master Bedroom Main F. Den <u>Ioor Area (SqFt):</u> inished Floor Area Main: inished Floor Area Down: inished Floor Area Bsmt:	LT 20 DL 22 adry, Storag ation, Privat <u>Dimension</u> 17'8 X 12 7'6 X 7' 6'8 X 6 13'4 X 1 6' X 5' 13'4 X 1 6' X 5' 13'4 X 1 6' X 5' 0 0 0 0 0 0 0 0 0 0 0 0 0	71 LD 36 THE S e e Setting ns <u>Floor</u> 2'4 4 , O' Fotal # Rooms: Finished Levels: Basement Area: Basement Area:	TRATA L <u>Type</u> 5 1 None	OT AS SHOWN ON		<u>Bathroc</u> 1 4 Pi 2 3 4 5	<u>r Түре</u> oms	
egal: PL VAS252 I menities: Shared Laun eatures Incl: ite Influences: Central Loca <u>Floor Type</u> Main F. Living Room Main F. Dining Main F. Kitchen Main F. Master Bedroom	LT 20 DL 22 adry, Storag ation, Privat <u>Dimension</u> 17'8 X 12 7'6 X 7' 6'8 X 6 13'4 X 1 6' X 5' 13'4 X 1 6' X 5' 0 0 0 0 0 677 F 0 677 F 0 677 F 0 677 F	71 LD 36 THE S e e Setting <u>ns Floor</u> 2'4 4 ' O' Fotal # Rooms: Fotal # Rooms: Finished Levels: Basement Area: Basement Area:	TRATA L <u>Type</u> 5 1 None	OT AS SHOWN ON		Eloo Bathroo 1 4 Pi 2 3 4	<u>r Түре</u> oms	



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Vorsey vor									
	Pemberton NV		a= /	MLS	# V1039585				Residential Attach
# 1403 2016 F	ULLERTON	AV, V7P							Activ
	Res.		List Price:	\$219,0	00 Previous P Original Pr		\$239,500 \$239,500		
III	ESCIM		Subdiv/Complex:		onginarri	100.	<i>\$207,000</i>	,	
				0.00	Approx Y	r Blt:	1973	PID:	004-032-489
		33	Depth/Size:					Туре:	Apartment/Cond
				0	Age at Li			Zoning:	MFS
1-4-5			Exposure: Stories in Bldg:		Bedroom: Bathroom		0 1	Taxes: If New GST/HST Inc	\$944 (2013)
			Flood Plain:		Full Bath		1	Tax Incl Utils:	No
			Meas. Type:	Feet	Half Bath	IS:	0	Apprvl Reqd:	
		and and "	Fixtures Lsd: Fixt Removed:						
			View:	Y					
Style of Home: 5	5 Plus Level, (Corner Unit			Total Parking:	1		Covered Parking:	1
2	Concrete Fran		L		Parking Access:	Front		oovered i diking.	
oundation: (Concrete Peri				Parking Facilities:	Othe			
	Concrete		D/I Dhumbin						
ain Screen: ype of Roof: 0	Other		R/I Plumbing:		Dist to Public Trans:	CLOS	FRV	Dist to School/Bus	: CLOSEBY
enovations:	2010		Reno Year:		Units in Development:			Total Units in Stra	
	Mixed				Locker:	Yes			
	City/Municipa		ty		Possession:				
	Baseboard, El∈ 0	ectric	R/I Fireplaces:		Title to Land: Seller's Interest:		old NonS Ordered		
ireplace Fuel:	J		R/T Fileplaces.		Mortgage Info:	\$0	Uldeled	Sale	
	Balcony(s)								
۱ngmt Co: ۱	WYNFORD GR	OUP			Property Disclosure: Bylaw Restrictions:			COURT ORDER SAL ed, Rentals Allowe	
	604-922-813		Maint Fee:	\$222.0	,	1613	NOT ANOW	eu, Kentais Anowe	u
Naint Charge Incl: 0	Caretaker, Ga	rbage Pick	up, Hot Water,	Manage	ment				
.egal: F	PL VAS437 L1	[166 DI 7	641037						
Amenities:									
eatures Incl: F	Refrigerator, S	Stove							
ite Influences: 0	Gated Comple	x, Greenbe	It, Private Sett	ing, Rec	reation Nearby				
Floor Type		Dimensions	<u>Floor</u>	Туре	Dimen	sions	Floo	r <u>Type</u>	Dimensions
Main F. Living		19' X 11'							
Main F. Dining Main F. Kitcher		11' X 6' 7'6 X 6'							
Main F. Den	11	7 0 X 0 11' X 7'							
			otal # Rooms:	4			Bathroc		vel: Main F
inished Floor Area N	Main:	534 Fir	otal # Rooms: nished Levels: isement Area:	4 1 None			-	o <u>ms</u> ece; Ensuite: N; Le	vel: Main F.
inished Floor Area N inished Floor Area U	Main: Up:	534 Fir	nished Levels:	1			1 4 Pi		vel: Main F.
inished Floor Area I inished Floor Area I inished Floor Area I inished Floor Area E	Main: Up: Down: Bsmt:	534 Fir 0 Ba 0 <u>0</u> Bs	nished Levels: sement Area: mt Height:	1			1 4 Pi 2 3 4		vel: Main F.
inished Floor Area I inished Floor Area I inished Floor Area I inished Floor Area E	Main: Up: Down: Bsmt:	534 Fir 0 Ba 0 0 Bs 534 Re	nished Levels: asement Area: amt Height: estricted Age:	1 None			1 4 Pi 2 3 4 5		vel: Main F.
inished Floor Area A inished Floor Area L inished Floor Area I inished Floor Area E otal Finished Floor A	Main: Up: Down: Bsmt: Area:	534 Fir O Ba O Bs 534 Re #	hished Levels: Isement Area: Imt Height: Isstricted Age: Pets / Cats; Dogs	1 None			1 4 Pi 2 3 4 5 6		vel: Main F.
inished Floor Area N inished Floor Area L inished Floor Area I inished Floor Area E otal Finished Floor A nfinished Floor Area	Main: Up: Down: Bsmt: Area: a:	534 Fir O Ba O Bs 534 Re #	nished Levels: asement Area: amt Height: estricted Age:	1 None			1 4 Pi 2 3 4 5		vel: Main F.
inished Floor Area N inished Floor Area L inished Floor Area E inished Floor Area E otal Finished Floor Area Grand Total Floor Area	Main: Up: Down: Bsmt: Area: a: ea:	534 Fir 0 Ba 0 534 Re # 0 # 534	hished Levels: Isement Area: Isent Height: Istricted Age: Pets / Cats; Dogs or % Rentals:	1 None			1 4 Pi 2 3 4 5 6 7		vel: Main F.
inished Floor Area M inished Floor Area L inished Floor Area E inished Floor Area E fotal Finished Floor Area Grand Total Floor Area Grand Total Floor Area isting Broker(s): (1)	Main: Up: Down: Bsmt: Area: a: ea: Sutton Group	534 Fir 0 Ba 0 0 534 Re # 0 534 # 0 - 1st West	hished Levels: Isement Area: Isent Height: Isestricted Age: Pets / Cats; Dogs or % Rentals: Isealty	1 None	ng perfect for the fi	rst tim	1 4 Pi 2 3 4 5 6 7 8	ece; Ensuite: N; Le	
	Main: Up: Down: Bsmt: Area: a: ea: Sutton Group	534 Fir 0 Ba 0 534 Re # 534 0 - 1st West	hished Levels: asement Area: mt Height: sstricted Age: Pets / Cats; Dogs or % Rentals: : Realty popular Lillooe	1 None	ng perfect for the fil Converted to one be		1 4 Pi 2 3 4 5 6 7 8 me buyer o	ece; Ensuite: N; Le	s plan with over 53
inished Floor Area N inished Floor Area L inished Floor Area E inished Floor Area E infinished Floor Area irand Total Floor Area isting Broker(s): (1) xcellent studio f f with 14th floor Mountains. Tenan	Main: Up: Down: Bsmt: Area: a: ea: Sutton Group Toor plan in W views & load: nt would like t	534 Fir 0 Ba 0 534 Re # 0 534 0 - 1st West 'oodcroft's s of ambier o stay on fi	hished Levels: asement Area: astricted Age: Pets / Cats; Dogs or % Rentals: Realty popular Lillooe tt light. Afterno or new investo	1 None		edroor r mon	1 4 Pi 2 3 4 5 6 7 8 we buyer o n unit. Vie th, buildir	r investor. Spaciou wys to West Van & ng has many recent	s plan with over 53 North Shore t upgrades & ample



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				: www.nikkicvit.ca			
North Vancouve	r, Central Lonsdale		MLS	# V1055315			Residential Attached
	15TH ST, V7L 2	2R3	IVILU	// 1000010			Active
		List Price:	\$219,0	00 Previous P Original Pri		00	
		Subdiv/Complex Frontage: Depth/Size: Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed: View:	O	Approx Y	st Date: 45 5: 1 is: 1 5: 1	PID: Type: Zoning: Taxes: If New GST Tax Incl Util Apprvl Reqd	ls:
Style of Home: Construction: Foundation: Exterior:	Inside Unit Frame - Wood Concrete Perimet Stucco, Wood			Total Parking: Parking Access: Parking Facilities:	1 Lane Garage Unde	Covered	Parking: 1
Rain Screen: Type of Roof: Renovations: Flooring:	Torch-On	R/I Plumbing: Reno Year:		Dist to Public Trans: Units in Development: Locker:	ON		chool/Bus: NEAR Its in Strata:
Water Supply: Heat/Fuel: No. of Fireplaces: Fireplace Fuel: Outdoor Area:	City/Municipal Baseboard, Hot W O Balcony(s)	/ater R/I Fireplaces:		Possession: Title to Land: Seller's Interest: Mortgage Info:	Freehold Str Court Ordere \$0		
Mngmt Co: Mngmt Ph:	False Creek Mana 604-395-5062	agement Maint Fee:	\$292.1	Property Disclosure: Bylaw Restrictions: 4	N - AS IS, WH Rentals Not A w/Restriction	Allowed, Rent	tals Allowed
Legal: Amenities: Features Incl: Site Influences:	Shared Laundry	DL 549 LD 36 THE S Lane Access, Recreati					
<u>Floor</u> <u>Type</u> Main F.Livin Main F.Dinir Main F.Kitch	g Room 0 ng 0 nen 0	mensions Floor '0 X 0'0 '0 X 0'0 '0 X 0'0 '0 X 0'0 '0 X 0'0 '0 X 0'0	<u>Түре</u>	<u>Dimen</u>	-	oor <u>Type</u>	<u>Dimensions</u>
Floor Area (SqF Finished Floor Are: Finished Floor Are: Finished Floor Are Finished Floor Are Total Finished Floor Unfinished Floor A Grand Total Floor Listing Broker(s): (1	a Main: 645 a Up: 0 a Down: 0 a Bsmt: 0 or Area: 645 rea: 0	 Basement Area: Bsmt Height: Restricted Age: # Pets / Cats; Dogs # or % Rentals: 	4 1 None		Bathr 1 4 2 3 4 5 6 7 8		e: N; Level: Main F.
Grand Total Floor	Area: 645	5					



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Email: <u>nikkic@remax.net</u> Website: www.nikkicvit.ca Residential Attached North Vancouver, Lower Lonsdale MLS# V1053342 **Active** # 110 131 W 3RD ST, V7M 1E7 List Price: \$299,900 Previous Price: Original Price: \$299,900 Subdiv/Complex: PID. Frontage: 0.00 Approx Yr Blt: 1997 023-643-056 Depth/Size: Type: Apartment/Condo Age at List Date: 17 Zoning: Lot SaFt: 0 MF Exposure: W Bedrooms: Taxes: \$1,363 (2013) 1 Stories in Bldg: If New GST/HST Incl: 5 Bathrooms. 1 Flood Plain: Full Baths: 1 Tax Incl Utils: No Meas. Type: Half Baths: Apprvl Reqd: No 0 Fixtures Lsd: N Fixt Removed: Ν View. Covered Parking: Style of Home: Ground Level Unit Total Parking: 1 1 Construction: Frame - Wood Parking Access: Concrete Perimeter Foundation. Parking Facilities: Garage; Underground Exterior: Stucco **R/I** Plumbing: Rain Screen Type of Roof: Asphalt Dist to Public Trans: Dist to School/Bus: Units in Development: Total Units in Strata: Renovations: Reno Year: Flooring: Mixed Locker: Yes City/Municipal Water Supply: Possession: Heat/Fuel: Radiant, Natural Gas Title to Land: Leasehold prepaid-NonStrata No. of Fireplaces: **R/I** Fireplaces: Seller's Interest: Court Ordered Sale 1 Fireplace Fuel: \$0 Gas - Natural Mortgage Info: Outdoor Area: Patio(s) & Deck(s) Property Disclosure: N - COURT ORDERED SALE BAYWEST PPTY MGMT Mngmt Co: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions Mnamt Ph: 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 Туре Dimensions Floor Туре Dimensions Floor Туре 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. 7'8 X 8' Kitchen Floor Area (SqFt): Total # Rooms: 4 Bathrooms 735 Finished Levels: Finished Floor Area Main: 1 3 Piece: Ensuite: N: Level: Main F. 1 Finished Floor Area Up: 0 Basement Area: None 2 0 Finished Floor Area Down: 3 0 Finished Floor Area Bsmt: Bsmt Height: 4 735 Total Finished Floor Area: 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 Seascape. 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 F 10TH ST, V7L 4W1

MLS# V1041901

Residential Attached

# 305 175 E	10TH ST, V7L 4W1								Activ
		List Price:	\$342,50		Previous Pr Original Prie		\$362,500 \$362,500		
		Subdiv/Complex: Frontage: Depth/Size: Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed: View:	0		0	Blt: t Date : s: :	1998	PID: Type: Zoning: Taxes: If New GST/HST Incl: Tax Incl Utils: Apprvl Reqd:	023-967-838 Apartment/Conc STRATA \$1,521 (2013)
Style of Home: Construction:	Other Brick, Frame - Wood			Total Parking	5	1 Side		Covered Parking:	1
oundation: xterior:	Concrete Block Brick, Stucco			Parking Acce Parking Faci			ge; Under	ground	
ain Screen: ype of Roof:	Torch-On	R/I Plumbing:		Dist to Publi	c Trans:			Dist to School/Bus:	
enovations: looring:	Hardwood, Tile	Reno Year:		Units in Dev Locker:		51		Total Units in Strata:	51
Vater Supply: leat/Fuel: lo. of Fireplaces: ireplace Fuel: Outdoor Area:	Other Electric, Natural Gas 1 Gas - Natural None	R/I Fireplaces:		Possession: Title to Land Seller's Inter Mortgage In	est:		nold Strata t Ordered		
Ingmt Co: Ingmt Ph:	STRATA WEST CORP 604-904-9595	Maint Fee:	\$258.5	Property Dis Bylaw Restri 7	ctions:	Pets	OURT ORE Allowed w estrictions	DERED //Rest., Rentals Allov	ved
menities: eatures Incl: site Influences:	Elevator, In Suite Laund	. , ,							
Floor Type Main F. Living Main F. Kitch Main F. Dining Main F. Bedro Main F. Den	g 9' X 9' S	2'	<u>Туре</u>		Dimens	<u>sions</u>	Floo	<u>r Τγρe</u>	<u>Dimensions</u>
loor Area (SqF		otal # Rooms:	5				Bathroc		
inished Floor Area inished Floor Area inished Floor Area inished Floor Area otal Finished Floor	Up: O B Down: O B Bsmt: O B	inished Levels: asement Area: smt Height: estricted Age:	1 None				1 4 Pi 2 3 4 5	ece; Ensuite: N; Leve	I: MAIN F.
Infinished Floor Ar	# ea: <u>0</u> #	Pets / Cats; Dogs or % Rentals:					6 7 8		
) Macdonald Realty Ltd ((NVan)					0		
Fantastic 1 bedr) Macdonald Realty Ltd (oom + den south facing. menities that Lonsdale ha	The kitchen is n				repla	ce. Locate	d in central Lonsdale	and walking



Presented by: Nikki Cvitanovic **RE/MAX Select Realty** Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: www.nikkicvit.ca

MLS# V1048175

\$379,900

\$379,900

1994

2

2

2

0

7

8

PID.

Type:

Zoning:

Taxes:

Tax Incl Utils:

Apprvl Reqd:

If New GST/HST Incl:



Residential Attached

018-513-611

MF

No

Apartment/Condo

\$1,850 (2013)

Active

304 1550 FELL AV, V7P 3E7 List Price: \$364,900 Previous Price: Original Price: Subdiv/Complex: THE GABLES Frontage: Approx Yr Blt: Depth/Size: Lot SqFt: 0 Age at List Date: 20 Exposure: NE Bedrooms: Stories in Blda: Bathrooms: Flood Plain: Full Baths: Meas. Type: Half Baths:

	The state of the s	Fixtures Lsd: Fixt Removed: View:	Y - NOF	RTHEAST TO MOSQU	JITO 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 Underbui	lding	
Exterior:	Mixed			-			
Rain Screen:	Partial	R/I Plumbing:					
Type of Roof:	Asphalt			Dist to Public Trans:	NEAR	Dist to School/Bus:	NEAR
Renovations:		Reno Year:		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	R/I Fireplaces:		Seller's Interest:	Court Ordered Sa	ale	
Fireplace Fuel:	Gas - Natural			Mortgage Info:	\$0		
Outdoor Area:	None						
				Property Disclosure:	N - COURT ORDE	RED SALE	
Mngmt Co:	ASCENT			Bylaw Restrictions:	Pets Allowed, Rei	ntals Allowed w/Re	strictions
Mngmt Ph:	604-431-1800	Maint Fee:	\$425.8	4			
Maint Charge Incl:	Gardening, Garbage Pick	up, Gas, Mana	gement,	Recreation Facility			
Legal:	PL LMS1123 LT 22 DL 2		STDATA				
Amenities:	Elevator, In Suite Laund				N FORM I.		
Features Incl:	Lievator, in Suite Launa	ry, Recreation	center,	Wheelchall Access			
Site Influences:	Central Location, Recrea	tion Nearby, S	hopping	Nearby			
Floor Type	Dimension	s Floor	Type	Dimen	sions Floor	Туре	Dimensions

Floor Type	Dimer	nsions Floor	Туре	<u>Dimensions</u>	Floor	<u>Type</u>	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 Bedroor	n 14'10	X 11'0					
Main F. Bedroom	11'0	X 9'8					
Main F. Den	9' X	(6'					
Floor Area (SqFt):		Total # Rooms:	6	Ba	throoms		
Finished Floor Area Main:	1,170	Finished Levels:	1	1		-	; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece	; Ensuite: Y	Level: Main F.
Finished Floor Area Down:	0			3			
Finished Floor Area Bsmt:	0	Bsmt Height:		4			
Total Finished Floor Area:	1,170	Restricted Age:		5			

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

0

1,170

or % Rentals:

2

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.

Unfinished Floor Area:

Grand Total Floor Area:



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MLS# V1040963

Residential Attached

							_	
		List Price:	\$669,0	000 Previous Original F		\$679,000 \$709,900		
		Subdiv/Complex Frontage: Depth/Size: Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed: View:	0	Approx Age at I Bedroor Bathroo Full Bat Half Bat	₋ist Date ns: ms: hs:	2012 2 4 3 1	PID: Type: Zoning: Taxes: If New GST/HST Incl: Tax Incl Utils: Apprvl Reqd:	028-693-078 1/2 Duplex MULTI \$3,702 (2013) No
onstruction: Fra oundation: Co xterior: Sto	Storey w/Bsmt. ame - Wood oncrete Perimeter one, Wood, Other			Total Parking: Parking Access: Parking Facilities:	1 Rear Open		Covered Parking:	
tenovations: looring: Vater Supply: Cit leat/Fuel: Ra lo. of Fireplaces: 1 ireplace Fuel: Ga	phalt ty/Municipal idiant, Hot Water as - Natural itio(s)	R/I Plumbing: Reno Year: R/I Fireplaces:		Dist to Public Trans: Units in Developmen Locker: Possession: Title to Land: Seller's Interest: Mortgage Info:	TBD Freel	nold Strat t Ordered		NEAR
	(0)							
Angmt Co: Angmt Ph: Aaint Charge Incl:		Maint Fee:	\$0.00	Property Disclosure: Bylaw Restrictions:	No Re	OURT ORI		
Ingmt Co: Ingmt Ph: Iaint Charge Incl: egal: PL menities: In eatures Incl:	. BCS4245 LT 1 DL Suite Laundry	547 LD 36 THE S	STRATA I	Bylaw Restrictions:	No Re	estrictions		
Angmt Co: Angmt Ph: Maint Charge Incl: egal: PL menities: In eatures Incl: Site Influences: Ce Floor Type	BCS4245 LT 1 DL Suite Laundry entral Location, Recr Dimens	547 LD 36 THE S reation Nearby, S <u>sions Floor</u>	STRATA I	Bylaw Restrictions: LOT AS SHOWN OI Nearby, Ski Hill Ne	No Re	estrictions	s	Dimensions
Ingmt Co: Ingmt Ph: laint Charge Incl: egal: PL menities: In eatures Incl: ite Influences: Ce <u>Floor Type</u> Main F. Living Ro Main F. Living Ro Main F. Sitchen Main F. Family R Above Master B Above Bedroom Above Bedroom	BCS4245 LT 1 DL Suite Laundry entral Location, Recr Dimens oom 12'3 X 9'6 X 8'7 X Room 14'0 X n 14'0 X n 10'3 X ion Room 21'2 X n 13'3 X	547 LD 36 THE S reation Nearby, S sions Floor (9'8 9'4 7'4 10'6 12'2 (8'7 10'2 18'6 (8'1	TRATA I	Bylaw Restrictions: LOT AS SHOWN OI Nearby, Ski Hill Ne	No Re N FORM earby	estrictions	s	Dimensions
Angmt Co: Angmt Ph: Maint Charge Incl: egal: PL menities: In eatures Incl: ite Influences: Ce Floor Type Main F. Living Ro Main F. Living Ro Main F. Dining Main F. Kitchen Main F. Kitchen Main F. Family R Above Bedroom Above Bedroom Below Recreating Below Bedroom	- BCS4245 LT 1 DL Suite Laundry entral Location, Recr Dimens oom 12'3 X 9'6 X 8'7 X Room 14'0 X n 14'0 X n 14'0 X n 10'3 X on Room 21'2 X n 13'3 X 10'1 X uin: 642 c: 685 own: 651	547 LD 36 THE S reation Nearby, S sions Floor (9'8 9'4 7'4 10'6 12'2 (8'7 10'2 18'6 (8'1	TRATA I	Bylaw Restrictions: LOT AS SHOWN OI Nearby, Ski Hill Ne	No Re N FORM earby	Bathroo 1 2 Pi 2 4 Pi 3 3 Pi	s <u>pr Type</u>	el: Main F. el: Above el: Above

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.



Presented by: **Nikki Cvitanovic** RE/MAX Select Realty Cell: 778-926-6464 Email: nikkic@remax.net Website: www.nikkicvit.ca



MLS# V1040758

Residential Attached

						Activ
	List Price:	\$679,000	Previous Price: Original Price:	\$689,000 \$719,900		
	Subdiv/Complex: Frontage: Depth/Size: Lot SqFt: Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed: View:	0	Approx Yr Blt: Age at List Dat Bedrooms: Bathrooms: Full Baths: Half Baths:	2012 e: 2 6 4 3 1	PID: Type: Zoning: Taxes: If New GST/HST Incl: Tax Incl Utils: Apprvl Reqd:	028-693-086 1/2 Duplex MULTI \$3,597 (2013) No
tyle of Home: 2 Storey w/Bsmt. onstruction: Frame - Wood oundation: Concrete Perimeter xterior: Stucco, Wood, Mixed		Total Pa Parking Parking	-		Covered Parking:	
ain Screen: ype of Roof: Asphalt enovations: looring: /ater Supply: City/Municipal leat/Fuel: Hot Water, Radiant lo. of Fireplaces: 1 ireplace Fuel: Gas - Natural jutdoor Area: Balcony(s); Patio(s)	R/I Plumbing: Reno Year: R/I Fireplaces: or Deck(s)		and: Free Interest: Cour			NEAR
Angmt Co: Angmt Ph: Maint Charge Incl:		Bylaw R \$0.00	estrictions: No F	Restrictions	DERED SALE	
Ingmt Ph:	547 LD 36 THE S1	Bylaw R \$0.00	estrictions: No F	Restrictions		
Ingmt Ph: Iaint Charge Incl: egal: PL BCS4245 LT 2 DL menities: In Suite Laundry eatures Incl:	547 LD 36 THE ST streation Nearby, Sh stors Floor < 8'0 Below < 9'5 9'0 < 9'0 11'0 < 9'0 < 9'0 < 10'0 < 8'5 8'0 10'0	Bylaw R \$0.00	estrictions: No F	Restrictions		<u>Dimensions</u>

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.



Exterior:

Legal:

Presented by: Nikki Cvitanovic **RE/MAX Select Realty** Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: www.nikkicvit.ca



Residential Attached

028-066-766

MF

2

Apartment/Condo

\$4,361 (2013)

Active

North Vancouver, Central Lonsdale MLS# V1055156 # 1605 158 W 13TH ST, V7M 0A7 List Price: \$919,000 Previous Price: Original Price: \$919,000 Subdiv/Complex: Vista Place PID. Frontage: Approx Yr Blt: 2009 Depth/Size: Type: Age at List Date: 5 Zoning: Lot SaFt: 0 Exposure: Bedrooms: Taxes: 2 Stories in Blda: 19 Bathrooms: If New GST/HST Incl: 3 Flood Plain: Full Baths: 2 Tax Incl Utils: Meas. Type: Half Baths: Apprvl Regd: 1 Fixtures Lsd: Fixt Removed: View Y - Fabulous, City, Lions Gate Bridge, Burrard Inlet, Mountains Covered Parking: Style of Home: Corner Unit Total Parking: 2 Construction: Concrete Parking Access: Concrete Perimeter Foundation: Parking Facilities: Garage Underbuilding Concrete, Glass, Other **R/I** Plumbing: Rain Screen Type of Roof: Other Dist to Public Trans: Dist to School/Bus: Units in Development: Renovations: Total Units in Strata: Reno Year: Flooring: Locker: Water Supply: City/Municipal Possession: Freehold Strata Heat/Fuel: Hot Water, Radiant Title to Land: No. of Fireplaces: **R/I** Fireplaces: Seller's Interest: Court Ordered Sale 1 Fireplace Fuel: \$0 Electric Mortgage Info: Outdoor Area: Balcony(s) N - Court Ordered Sale Property Disclosure: Mngmt Co: Crosby Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions Mngmt Ph: 604-683-8900 Maint Fee: \$516.66 Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal 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 Туре Dimensions Floor Туре Dimensions Floor Туре Living Room 11'5 X 14 Main F. Main F 10'5 X 14' Dinina 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: 4 Piece; Ensuite: Y; Level: Main F. 1 1 3 Piece; Ensuite: N; Level: Main F. Finished Floor Area Up: 0 Basement Area: None 2 0 2 Piece; Ensuite: N; Level: Main F. Finished Floor Area Down: 3 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

Dimensions