



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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Active
R2020602

Board: V
Apartment/Condo

911 2004 FULLERTON AVENUE

North Vancouver
Pemberton NV
V7P 3E3

Residential Attached

\$224,900 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$224,900**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1974**
Depth / Size (ft.): _____ Bedrooms: **1** Age: **41**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RH2**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,001.08**
Approval Req?: _____ Half Baths: **0** For Tax Year: **2015**
Exposure: **South** Maint. Fee: **\$289.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **003-974-880**
Mgmt. Co's Name: **Wynford Group**
Mgmt. Co's Phone: **604-922-8131**
View: **Yes: Treed outlook - private**
Complex / Subdiv: **Woodcroft - Whytecliff Bldg**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: _____
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year: _____
R.I. Plumbing: _____
R.I. Fireplaces: _____
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **Close**
Units in Development: **1,222**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**
Dist. to School Bus: **Close**
Total Units in Strata: **184**

Maint Fee Inc: **Caretaker, Electricity, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PLAN VAS399 DIST LOT 764 ST. LOT 96 LAND DIST 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Swirlpool/Hot Tub**

Site Influences: _____
Features: **Intercom**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 10'			x			x
Main	Dining Room	10' x 6'			x			x
Main	Kitchen	8' x 4'			x			x
Main	Bedroom	12'6 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	587	# of Rooms:	4	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	587 sq. ft.	# or % of Rentals Allowed:	100%					4				Garage Sz:
		Bylaw Restrict:	Pets Not Allowed, Rentals Allowed					5				Door Height:
Unfinished Floor:	0							6				
Grand Total:	587 sq. ft.	Basement:	None					7				
								8				

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

Located in the Whytecliff building overlooking the Capilano River and trees. This upper unit on the 9th floor requires updating but has great potential. Woodcroft complex has 13 acres of green space and 24 hr security within the gated complex. Amenities include indoor pool, sauna, workshop, exercise room and underground parking. Building has exterior concrete spalling updates underway which will be paid by the seller. Over 1.1 million in the Contingency Fund for future upgrades. Easy to view sorry no pets but rentals are allowed.



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Active
R2019526

Board: V
Apartment/Condo

102 245 ST. DAVIDS AVENUE

North Vancouver
Lower Lonsdale
V7L 3N9

Residential Attached

\$259,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?: **No**
Exposure: **East**
If new, GST/HST inc?:
Mgmt. Co's Name: **Self managed**
Mgmt. Co's Phone:
View: **No :**
Complex / Subdiv: **Belle Arbor**
Services Connected: **Electricity, Natural Gas, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$295.00**

Original Price: **\$259,000**
Approx. Year Built: **1995**
Age: **20**
Zoning: **CD-246**
Gross Taxes: **\$1,137.00**
For Tax Year: **2015**
Tax Inc. Utilities?:
P.I.D.: **023-259-663**

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **1/2 BLK**
Units in Development: **22**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water**
Legal: **STRATA PL LMS2205 STRATA LT 2 DL 274 GROUP 1 NEW WESTMINSTER DISTRICT**

Amenities: **In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 10'			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	12' x 10'			x			x
Main	Laundry	3' x 3'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 616	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 616 sq. ft.	# or % of Rentals Allowed: 4			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/ Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/ Restrctns, Smoking			6				
Grand Total: 616 sq. ft.	Basement: None			7				
				8				

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

Bright, east facing 1 bedroom with large private patio in super convenient Lower Lonsdale location. This suite features a cosy gas fireplace, convenient in-suite laundry, a walk in closet and semi ensuite bath. Easy to clean laminate flooring in living and dining areas. 2 pets allowed, max 45 lbs. Rentals restricted to 4. OPEN SATURDAY & SUNDAY DECEMBER 19th & 20th 2-4.



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Active
R2016143

Board: V
Townhouse

3337 MOUNTAIN HIGHWAY

North Vancouver
Lynn Valley
V7K 2H4

Residential Attached

\$428,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$428,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **9999**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **999**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$2,447.93**
Approval Req?: _____ Half Baths: **0** For Tax Year: **2015**
Exposure: _____ Maint. Fee: **\$286.48** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **006-373-810**
Mgmt. Co's Name: **ASCENT**
Mgmt. Co's Phone: **604-431-1800**
View: _____
Complex / Subdiv: **Village on the Creek**
Services Connected: **Community, Electricity, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: **Other**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
R.I. Plumbing: _____
R.I. Fireplaces: _____
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Single**
Locker: _____
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Units in Development: _____
Title to Land: **Freehold Strata** Total Units in Strata: _____
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: _____

Maint Fee Inc: **Other**
Legal: **STRATA PL VK.1103 STRATA LT 17 DL 2023 NEW WESTMINSTER DISTRICT**

Amenities: **None**

Site Influences: _____
Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9' x 8'			x			x
Above	Master Bedroom	13' x 13'			x			x
Main	Living Room	16' x 12'			x			x
Main	Dining Room	10' x 12'			x			x
Above	Bedroom	13' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	780	# of Rooms:	5	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	270	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	1,050 sq. ft.	# or % of Rentals Allowed:	0					4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed					5				Door Height:
Unfinished Floor:	0	Basement:	None					6				
Grand Total:	1,050 sq. ft.							7				
								8				

Listing Broker(s): **Royalty Group Realty Inc.**

Fantastic location, large rooms, parks, schools, transit & entertainment! this is a great opportunity to own a great 2 bedroom townhouse in the hot neighborhood of Lynn Valley. Located in the back of the complex (no road noise here), comes with one parking stall and one large storage locker. Open house Sat 12 2-4