



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



North Vancouver, Lower Lonsdale

MLS# V1131630

Residential Attached

206 225 W 3RD ST, V7M 1E9

Active



List Price:	\$195,000	Previous Price:	
		Original Price:	\$195,000
Subdiv/Complex: VILLA VALENCIA			
Frontage:		Approx Yr Bld:	1973
Depth/Size:		PID:	003-433-994
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	MF
Stories in Bldg:	3	Taxes:	\$853 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	N		

Style of Home:	Other	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	0.5 BLKS	Dist to School/Bus:	4 BLKS
Renovations:		Units in Development:		Total Units in Strata:	35
Flooring:	Wall/Wall/Mixed, Vinyl/Linoleum	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	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 - COURT ORDERED SALE-NO DISCLOSURE		
Mngmt Co:	Stratawest	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-904-9595	Maint Fee:	\$326.69		

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

Legal: **PL VAS131 LT 14 DL 271 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
 Amenities: **Elevator, Shared Laundry, Storage**
 Features Incl: **Refrigerator, Stove**

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Kitchen	6'8 X 6'11						
Main F.	Dining	6'7 X 6'8						
Main F.	Living Room	11'8 X 19'						
Main F.	Bedroom	10'1 X 12'5						
Main F.	Foyer	3'10 X 4'11						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	637	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	Full	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	637	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: No		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	637			8	

Listing Broker(s): **(1) Royal LePage Sussex**

Great opportunity for investors or first time buyers! 1 bedroom apartment in a rental friendly building located in the heart of Lower Lonsdale. Bring your renovation ideas to give this unit a space lift. Building upgrades include new doublepane windows, sliding glass doors and balconies, elevator and fire safety system. The cool northern exposure will be a nice retreat from Vancouver's hot summer. Court ordered sale- sold 'as is, where is.' Court date: Tue Aug 25th 9:45 am.



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North Vancouver, Lower Lonsdale

MLS# V1128240

Residential Attached

104 250 W 1ST ST, V7M 1B4

Active



List Price:	\$229,000	Previous Price:	\$247,000
		Original Price:	\$247,000
Subdiv/Complex:		Approx Yr Bld:	1976
Frontage:		PID:	003-872-165
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	39
Exposure:	S	Zoning:	RES
Stories in Bldg:		Taxes:	\$948 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	N		

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:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Completely	Units in Development:	42	Total Units in Strata:	
Flooring:	Laminate	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:	STRATA WEST	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-904-9595	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$258.87		

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

Legal: **PL VAS326 LT 2 DL 271 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION**
 Amenities: **Elevator, Shared Laundry**
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 12'						
Main F.	Kitchen	7' X 6'						
Main F.	Master Bedroom	13' X 11'						
Main F.	Dining	8' X 7'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	664	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:	664	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	664			8	

Listing Broker(s): **(1) Four Sails Realty Inc., (2) Four Sails Realty Inc.**

Fantastic fully renovated ground floor oasis situated in the middle of everything. This move-in ready apartment is affordable, yet stylish. Huge park-like patio, great for entertaining! Nicely done renovation featuring a kitchen with granite countertop. Well-maintained building that with a pro active strata and a recently upgraded elevator! The condo comes with one covered parking stall and storage locker. Amazing location close to Lonsdale Quay, shopping, transit and the Seabus. This place will not last! Court ordered sale!



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North Vancouver, Lower Lonsdale

1205 110 W 4TH ST, V7M 3H3

MLS# V1137481

Residential Attached

Active



List Price:	\$254,900	Previous Price:	\$269,000
		Original Price:	\$269,000
Subdiv/Complex: OCEAN VISTA			
Frontage:		Approx Yr Bld:	1980
Depth/Size:		PID:	004-799-704
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APT
Stories in Bldg:	15	Taxes:	\$1,056 (2015)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - CITY, WATER, BRIDGE & MOUNTAIN		

Style of Home:	Corner Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Lane, Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	3
Renovations:	Partly	Units in Development:	85	Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	N - FORECLOSURE		
Mngmt Co:	BAYWEST	Bylaw Restrictions:	Rentals Allowed, Pets Not Allowed		
Mngmt Ph:	604-257-0325	Maint Fee:	\$302.03		

Maint Charge Incl: **Hot Water, Management, Recreation Facility**

Legal: **PL VAS858 LT 63 DL 274 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
 Amenities: **Bike Room, Exercise Centre, Recreation Center, Shared Laundry, Tennis Court(s), Elevator**
 Features Incl:

Site Influences: **Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	12' X 12'						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	8' X 8'						
Main F.	Master Bedroom	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	604	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:	604	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	604			8	

Listing Broker(s): **(1) Oakwyn Realty Ltd.**

Great views of the city & mountains from every room in this corner 1 bed unit at Ocean Vista. Bring your reno ideas to this space & make it your own in the heart of Lower Lonsdale just blocks from the Seabus, restaurants & shopping. Directly on a transit route & wheelchair accessible. Great price for this opportunity. Building offers gym, tennis & bike room. Easy to show



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North Vancouver, Lynnmour

MLS# V1135046

Residential Attached

1041 OLD LILLOOET RD, V7J 3H6

Active



List Price:	\$304,900	Previous Price:	\$318,900
		Original Price:	\$318,900
Subdiv/Complex:		Approx Yr Bld:	1973
Frontage:		PID:	003-421-694
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Zoning:	MF
Exposure:		Taxes:	\$1,377 (2014)
Stories in Bldg:	3	If New GST/HST Incl:	
Flood Plain:		Tax Incl Utils:	No
Meas. Type:	Feet	Apprvl Req:	
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home:	1 Storey	Total Parking:		Covered Parking:	
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Open		
Exterior:	Stucco				
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:	123
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	1ST SERVICE RESIDENTIAL	Property Disclosure:	N - FORECLOSURE		
Mngmt Ph:	604-684-6291	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$280.37				

Maint Charge Incl: **Cable/Satellite, Gardening, Garbage Pickup, Management, Recreation Facility, Snow removal**

Legal: **PL VAS126 LT 39 DL 612 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
 Amenities: **In Suite Laundry, Playground, Pool; Outdoor**
 Features Incl: **Other - See Remarks**

Site Influences: **Greenbelt, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'2 X 12'1						
Main F.	Dining	9'11 X 8'5						
Main F.	Kitchen	9' X 7'5						
Main F.	Master Bedroom	13'5 X 9'10						
Main F.	Walk-In Closet	6'4 X 4'4						
Main F.	Bedroom	12' X 9'6						
Main F.	Storage	12'7 X 4'						
Main F.	Laundry	5' X 4'3						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Finished Floor Area Main:	1,147	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,147	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,147			8	

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

Foreclosure property - as is, where is. Bring your design ideas. Ensuite needs to be repaired. Great location near Capilano University and the Lower Seymour Conservation Reserve.