



Presented by:
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North Vancouver, Lower Lonsdale **MLS# V1116503** Residential Attached
318 332 LONSDALE AV, V7M 3M5 **Active**



List Price: \$339,000 Previous Price: \$349,000
 Original Price: \$349,000

Subdiv/Complex: CALYPSO
 Frontage: Approx Yr Bld: 1998 PID: 023-829-249
 Depth/Size: Type: Apartment/Condo
 Lot SqFt: 0 Age at List Date: 17 Zoning: APT
 Exposure: Bedrooms: 1 Taxes: \$1,776 (2014)
 Stories in Bldg: Bathrooms: 1 If New GST/HST Incl:
 Flood Plain: Full Baths: 1 Tax Incl Utils: No
 Meas. Type: Half Baths: 0 Apprvl Req:
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - COURTYARD, DOWNTOWN

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Stucco				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	CLOSE
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Laminate	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	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)				
Mngmt Co:	FIRST SERVICE	Property Disclosure:	N - AS IS WHERE IS		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest.		
	Maint Fee:	\$316.42			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management

Legal: PL LMS2869 LT 77 DL 274 LD 36 GROUP 1, TOGETHER **TR 05-20-15**
 Amenities: Elevator, Garden, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	9' X 6'7						
Main F.	Master Bedroom	13'2 X 9'1						
Main F.	Den	10' X 8'1						
Main F.	Living Room	10'11 X 9'7						
Main F.	Dining	10'2 X 10'2						
Main F.	Laundry	5'4 X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	731	Finished Levels:	1	1 4 Piece; Ensuite: Y; 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:	731	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	739			8

Listing Broker(s): (1) Royal LePage Sussex (WVan2407)

COURT ORDERED SALE. Terrific opportunity to own this updated (one bedroom & large den) south facing unit in the desirable Calypso. Granite counters in kitchen and bathroom, stainless steel appliances, gas fireplace, and laminate flooring throughout. Great open floor plan with separate laundry room and foyer. Sunny deck overlooking the quiet courtyard with view of downtown. Enjoy the convenience of this Lower Lonsdale location, steps to restaurants, Lonsdale Quay and seabus. Well-managed building. 1 parking & 1 storage. Open House Sun May 17, 2-4.



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North Vancouver, Lower Lonsdale **MLS# V1126198** Residential Attached
201 441 E 3RD ST, V7L 1G3 **Active**



List Price:	\$279,000	Previous Price:	
		Original Price:	\$279,000
Subdiv/Complex: EASTHREE BUILDING			
Frontage:		Approx Yr Blt:	1974
Depth/Size:		PID:	003-633-551
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	STRATA
Stories in Bldg:		Taxes:	\$1,059 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - PARTIAL N.S. MOUNTAINS		

Style of Home:	Corner Unit, End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1	Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:		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:	None	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	RE/MAX	Property Disclosure:	N - NO EXPLANATION		
Mngmt Ph:	604-248-1171	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
		Maint Fee:	\$340.00		

Maint Charge Incl: Management

Legal: PL VAS182 LT 7 DL 274 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION

Amenities: Elevator, Shared Laundry

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 18'						
Main F.	Kitchen	8' X 8'6"						
Main F.	Eating Area	8' X 9'						
Main F.	Master Bedroom	11' X 14'						
Main F.	Bedroom	9'6" X 12'						
Main F.	Foyer	4' X 7'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	885	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:	885	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	885			8	

Listing Broker(s): (1) RE/MAX Progroup Realty (Del)

COURT ORDERED SALE. Being sold 'AS-IS, WHERE-IS'. Spacious, 2 bedroom corner/end with semi-ensuite and open living area. Excellent location to shopping, restaurants, park & transportation. The listing Realtor is only representing the Seller and all public inquiries must go through their own Realtor.