



Presented by:
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Active
R2031026

Board: V
 Apartment/Condo

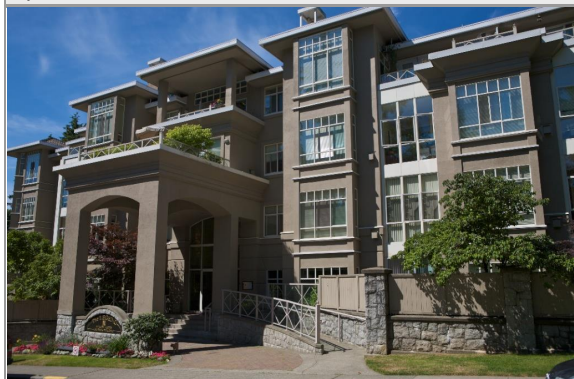
306 630 ROCHE POINT DRIVE

North Vancouver
 Roche Point
 V7H 3A1

Residential Attached

\$229,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$229,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1996
Depth / Size (ft.):	Bedrooms: 1	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RES
Flood Plain:	Full Baths: 1	Gross Taxes: \$2,000.00
Approval Req?:	Half Baths: 0	For Tax Year:
Exposure: Southwest	Maint. Fee: \$239.00	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 800-102-412
Mgmt. Co's Name: FIRST SERVICE		
Mgmt. Co's Phone: 604-683-8900		
View: Yes: COURTYARD		
Complex / Subdiv: THE LEGEND		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Inside Unit**
 Construction: **Concrete**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**
 Units in Development:
 Title to Land: **Leasehold prepaid-Strata** Total Units in Strata: **73**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **UNIT 46 WITHIN LOT 38-3 PLAN: 20 CLSR 77386 RESERVE: 07903 BURRARD INLET NO 3**

Amenities: **Bike Room, Elevator, In Suite Laundry, Recreation Center, Storage, Wheelchair Access**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 9'9"			x			x
Main	Kitchen	9' x 6'			x			x
Main	Dining Room	9' x 7'3"			x			x
Main	Master Bedroom	15' x 11'			x			x
Main	Den	6' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 665	# 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	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 665 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/ Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allowed			6				
Grand Total: 665 sq. ft.	Basement: None			7				
				8				

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

Rare chance to own an excellently priced one bedroom and den unit in the Legend. It features: 9' ceilings, solarium or den overlooking the beautiful courtyard, gas F/P, large bedroom and spacious kitchen w/ pantry. Well maintained strata with newer roof in 2012, exercise room, beautiful courtyard w/ shared BBQ area. Next to greenbelt & trails; peaceful living in a quiet location at the end of C-D-S. Pre-paid leasehold strata for 99 yrs until 2090. Awaits your decorating ideas, priced accordingly.



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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:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **ASCENT**
Mgmt. Co's Phone: **604-431-1800**
View: **:**
Complex / Subdiv: **Village on the Creek**
Services Connected: **Community, Electricity, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$286.48**

Original Price: **\$428,000**
Approx. Year Built: **9999**
Age: **999**
Zoning: **MF**
Gross Taxes: **\$2,447.93**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **006-373-810**

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**
Units in Development:
Title to Land: **Freehold 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:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Grand Total:	1,050 sq. ft.	Basement: None			6				
					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. Contact listing agent for Schedule A before court. ACCEPTED OFFER \$415,000. Thursday, Feb 18 @ 9:45 am Location: Vancouver Court House Address: 800 Smithe Vancouver.