



Presented by:
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Active
R2848340
Board: V
Apartment/Condo

302 701 W VICTORIA PARK

North Vancouver
Central Lonsdale
V7M 2L2

Residential Attached

\$580,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: Bedrooms: **1**
Frontage(feet): Bathrooms: **1**
Frontage(metres): Full Baths: **1**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **005-818-567**
View: **Yes : Park and City Skyline**
Complex / Subdiv: **Park Avenue Place**
First Nation
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Original Price: **\$580,000**
Approx. Year Built: **1980**
Age: **44**
Zoning: **MF**
Gross Taxes: **\$1,822.65**
For Tax Year: **2023**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Radiant**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 11, PLAN VAS752, DISTRICT LOT 548**

Amenities: **Elevator**

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

Finished Floor (Main): **685**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **685 sq. ft.**
Unfinished Floor: **0**
Grand Total: **685 sq. ft.**

Units in Development: **59**
Exposure:
Mgmt. Co's Name: **Assertive Northwest Management**
Maint Fee: **\$497.66**
Maint Fee Includes: **Heat, Hot Water, Management**

Tot Units in Strata: **59** Locker:
Storeys in Building: **12**
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: **See Bylaws**

Floor	Type	Dimensions
Main	Living Room	16'11 x 14'6
Main	Dining Room	8'2 x 7'6
Main	Kitchen	7'8 x 7'4
Main	Primary Bedroom	13'0 x 9'11
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2			
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Rossetti Realty Ltd.**

Bright 1-bedroom corner unit at desirable 'Park Avenue Place'. Offering 685 sqft of well thought out living space, plus a large south facing balcony overlooking beautiful Victoria Park and with views of the inner harbour and downtown skyline. Featuring newer laminate flooring in the living area and bedroom, a galley kitchen with granite countertops, and a spacious bedroom well separated from the living space. Located in the heart of convenient Central Lonsdale, enjoy summer days and evenings in the park, steps to Whole Foods for groceries, and a short walk to boutique shopping, dining, and all the activities and amenities that Lower Lonsdale and the Shipyards District have to offer.