



Presented by:
Mylyne Santos PREC*

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Stonehaus Realty Corp.
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Active
R3061048
Board: V
Apartment/Condo

204 137 W 17TH STREET
North Vancouver
Central Lonsdale
V7M 1V5

Residential Attached
\$499,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$629,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 1	Age: 29
Frontage(metres):	Full Baths: 1	Zoning: CD309
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,815.48
Sq. Footage: 0.00	P.I.D.: 023-749-075	For Tax Year: 2024
Flood Plain:	View: No :	Tax Inc. Utilities?: No
Complex / Subdiv:	Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water	Tour:
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: **IMMEDIATE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **: SOLD AS IS AT TIME OF POSSESSION**
Fixtures Rmvd: **: SOLD AS IS AT TIME OF POSSESSION**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 4 DISTRICT LOT 548 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2779 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry**

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

Finished Floor (Main): 716	Units in Development: 38	Tot Units in Strata: 38	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: DWELL PROPERTY MANAGEMENT	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$494.65	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 716 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 716 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed:		
Basement: None	Short Term(<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht:	Short Term Lse-Details:		
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'7 x 4'3			x	1	Main	4	No
Main	Kitchen	10'0 x 8'0			x	2			
Main	Living Room	13'0 x 11'7			x	3			
Main	Dining Room	9'10 x 8'7			x	4			
Main	Primary Bedroom	11'7 x 10'5			x	5			
Main	Laundry	6'5 x 5'3			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Roll up your sleeves and bring your renovator hat. Great opportunity to build sweat equity. Spacious layout for this North East corner unit in a prime Central Lonsdale location with it's vibrant charm yet surrounded by shops, cafes, everyday essentials and a great walkable neighbourhood. The layout offers a large kitchen with pass through to the dining area, formal living room with gas fireplace and door to a large balcony. The bedroom is also spacious. The building has commercial shops/businesses on the lower level. Rear lane access to underground parking.



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Active
R3074892

Board: V
Apartment/Condo

1304 1471 HUNTER STREET

North Vancouver
Lynnmour
V7J 1H3

Residential Attached

\$736,100 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$800,100
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 4
Frontage(metres):	Full Baths: 2	Zoning: APT
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,173.19
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-769-951	Tax Inc. Utilities?:
View: Yes :City, Bridge, Water		Tour: Virtual Tour URL
Complex / Subdiv: Hunter at Lynn Creek		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete Frame**
Exterior: **Other**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Carpet**

Dist. to School Bus:

Legal: **STRATA LOT 99, PLAN EPS8052, DISTRICT LOT 613, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator**

Site Influences: **Cul-de-Sac**
Features:

Finished Floor (Main): **815**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **815 sq. ft.**
Unfinished Floor: **0**
Grand Total: **815 sq. ft.**

Units in Development: **326**
Exposure:
Mgmt. Co's Name: **WINFORD**
Maint Fee: **\$518.45**
Maint Fee Includes: **Caretaker, Gardening, Management, Snow removal**
Tot Units in Strata: Locker: **Yes**
Storeys in Building: **16**
Mgmt. Co's #: **604-261-0285**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

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:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	12' x 9'7			x	1	Main	4	Yes
Main	Living Room	19' x 11'2			x	2	Main	3	No
Main	Walk-In Closet	7' x 4'			x	3			
Main	Primary Bedroom	11'1 x 9'			x	4			
Main	Bedroom	11'1 x 8'6			x	5			
Main	Patio	16' x 7'6			x	6			
					x	7			
					x	8			

Listing Broker(s): **Royal Pacific Lions Gate Realty Ltd.**

This 2-bedroom, 2-bathroom apartment offers approximately 815 sq ft of interior living space plus a balcony. The unit features air conditioning and an open living and dining area with floor-to-ceiling windows capturing city, water and downtown Vancouver views. The property is located in the Lynnmour neighbourhood of North Vancouver near Bridgman Park, Lynn Creek Community Centre and Phibbs Exchange providing convenient access to transit, recreation and shopping. The unit includes one parking stall (P2-176) and one storage locker (P1-50, Room 24). All measurements are approximate and should be verified by the buyer.



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Active
R3096259
Board: V
Apartment/Condo

1401 1500 FERN STREET
North Vancouver
Lynnmour
V7J 0E6

Residential Attached
\$889,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$889,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2024
Frontage(feet):	Bathrooms: 2	Age: 2
Frontage(metres):	Full Baths: 2	Zoning: CD67
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,978.19
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 032-182-431	Tax Inc. Utilities?:
View: Yes :City and Mountains		Tour:
Complex / Subdiv: APEX		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Block**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1/2 BLK** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: **: Chattels may be removed.**
Floor Finish: **Mixed**

Legal: **STRATA LOT 141, PLAN EPS9690, DISTRICT LOT 613, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Concierge**
Site Influences:
Features: **Air Conditioning**

Finished Floor (Main): **865**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **865 sq. ft.**
Unfinished Floor: **0**
Grand Total: **865 sq. ft.**

Units in Development:
Exposure: **Northwest**
Mgmt. Co's Name: **AWM ALLIANCE RE GROUP LTD**
Maint Fee: **\$645.00**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Sewer, Snow removal, Water, Geothermal**
Tot Units in Strata: **276** Locker: **Yes**
Storeys in Building: **32**
Mgmt. Co's #: **604-685-3227**
Council/Park Apprv?: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'11 x 9'3			x	1	Main	4	No
Main	Dining Room	11'10 x 10'4			x	2	Main	3	Yes
Main	Kitchen	13'9 x 10'6			x	3			
Main	Primary Bedroom	11'5 x 9'9			x	4			
Main	Bedroom	9'5 x 9'			x	5			
Main	Foyer	5'2 x 5'			x	6			
Main	Walk-In Closet	8'7 x 3'7			x	7			
					x	8			

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

Considered the 'Pinnacle of Seylann Village', this 2 bedroom, 2 bath suite in Denna's newest building, APEX, offers views from the city skyline to the North Shore mountains. This NW corner unit features an expansive balcony with gas hook up, floor to ceiling triple glazed windows, European cabinetry, Quartz counters and AC. Premium AEG appliances are integrated into the stylish kitchen interior and an expansive island which offers great room separation from the living areas also offers a convenient spot for casual meals. This luxury tower boasts endless amenities including the Denna Club with its 25 meter lap pool, hot tub, steam room, sauna, party, meeting & media rooms and concierge service in the stunning lobby. Some photo's virtually staged. Court ordered sale.