



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
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**Active**  
**R3061048**  
Board: V  
Apartment/Condo

**204 137 W 17TH STREET**

North Vancouver  
Central Lonsdale  
V7M 1V5

Residential Attached

**\$589,000** (LP)

(SP)



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

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

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**  
**R3036343**  
 Board: V  
 Apartment/Condo

**1408 1401 HUNTER STREET**

North Vancouver  
 Lynnmour  
 V7J 0E2

Residential Attached

**\$779,900** (LP)

(SP)



Sold Date:	If new,GST/HST inc?: <b>No</b>	Original Price: <b>\$860,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2022</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>4</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-103</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,196.35</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>031-771-262</b>	Tax Inc. Utilities?:
View: <b>Yes : Mountain and City, Village</b>		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

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

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

Dist. to School Bus:

Legal: **STRATA LOT 230, 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: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:  
 Features:

Finished Floor (Main): **802**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **802 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **802 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name:  
 Maint Fee: **\$518.45**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**

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

Locker: **Yes**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **0** # of Rooms: **3**

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

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'6 x 11'3			x	1	Main	4	Yes
Main	Bedroom	10'11 x 8'5			x	2	Main	3	No
Main	Primary Bedroom	10'11 x 8'9			x	3			
		x			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**Hunter, at Lynn Creek, designed by the award-winning Ramsay Worden Architects. This 2 bdr 2 bath unit with breathtaking mountain and city views. Stainless steel, double-bowl undermount sinks, and Grohe polished chrome faucets with pull-down spray for the ultimate in convenience. Blomberg front-loading washer and dryer, High-efficiency Jaga hydronic heating and air conditioning system. Fully equipped fitness centre, a social lounge, come to sit on the balcony to feel the natural extension of your living space, that bring captivating city, mountain views directly to you.**



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**Active**  
**R3074892**  
Board: V  
Apartment/Condo

**1304 1471 HUNTER STREET**

North Vancouver  
Lynnmour  
V7J 1H3

Residential Attached

**\$800,100** (LP)

(SP)



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

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: **Air Cond./Central, Elevator, In Suite Laundry, Storage**

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

Finished Floor (Main): **802**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **802 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **802 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.**

**COURT ORDERED SALE** This beautifully designed 2-bedroom, 2-bathroom home offers 802 sq ft of modern living plus a spacious 120 sq ft balcony with unobstructed city views. Thoughtfully equipped with air conditioning, this home ensures comfort year-round. Ideally located just steps from Bridgman Park, the brand-new Lynn Creek Community Centre, and Phibbs Exchange, you'll enjoy unmatched convenience, nature, and connectivity. The building features a full suite of amenities, including a state-of-the-art fitness centre, wellness centre, steam & sauna rooms, private courtyards, and a social lounge—everything you need for an elevated lifestyle. Perfect for first-time buyers, downsizers, or investors alike. Includes one parking stall and storage locker.



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**Active**  
**R3044963**  
 Board: V  
 Apartment/Condo

**1401 1500 FERN STREET**  
 North Vancouver  
 Lynnmour  
 V7J 0E6

Residential Attached  
**\$949,000 (LP)**  
 (SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$989,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>2024</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>2</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD67</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,978.19</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2025</b>
Flood Plain:	P.I.D.: <b>032-182-431</b>	Tax Inc. Utilities?:
View: <b>Yes :City and Mountains</b>		Tour:
Complex / Subdiv: <b>APEX</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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**

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): <b>865</b>	Units in Development:	Tot Units in Strata: <b>276</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northwest</b>	Storeys in Building: <b>32</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>AWM ALLIANCE RE GROUP LTS</b>	Mgmt. Co's #: <b>604-685-3227</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$645.00</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Sewer, Snow removal, Water, Geothermal</b>		
Finished Floor (Total): <b>865 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>865 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>		

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

Restricted Age: # of Pets: Cats: Dogs:  
 # or % of Rentals Allowed:  
 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.**