



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
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Active
R3036343

Board: V
Apartment/Condo

1408 1401 HUNTER STREET

North Vancouver
Lynn timer
V7J 0E2

Residential Attached

\$860,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$860,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2022
Frontage(feet):	Bathrooms: 2	Age: 3
Frontage(metres):	Full Baths: 2	Zoning: CD-103
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,196.35
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 031-771-262	Tax Inc. Utilities?:
View: Yes : Mountain and City, Village		Tour:
Complex / Subdiv:		
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, 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**

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

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:

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
R3037774
Board: V
Apartment/Condo

1304 1471 HUNTER STREET

North Vancouver
Lynnmour
V7J 1H3

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: 2022
Frontage(feet):	Bathrooms: 2	Age: 3
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, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete Frame**
Exterior: **Concrete, Glass, Metal**
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**

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, Exercise Centre, Garden, In Suite Laundry, Sauna/Steam Room, Storage**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features:

Finished Floor (Main): 802		Units in Development: 326	Tot Units in Strata: _____		Locker: Yes				
Finished Floor (Above): 0		Exposure: _____	Storeys in Building: 16						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: WINFORD	Mgmt. Co's #: 604-261-0285						
Finished Floor (Below): 0		Maint Fee: \$518.45	Council/Park Apprv?: _____						
Finished Floor (Basement): 0		Maint Fee Includes: Caretaker, Gardening, Management, Snow removal							
Finished Floor (Total): 802 sq. ft.									
Unfinished Floor: 0									
Grand Total: 802 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed							
Suite: _____		Restricted Age: _____	# of Pets: _____	Cats: _____	Dogs: _____				
Basement: None		# or % of Rentals Allowed: _____							
Crawl/Bsmt. Ht: _____		Short Term(<1yr)Rnt/Lse Alwd?: No							
# of Kitchens: 1		Short Term Lse-Details: _____							
# of Levels: 1									
# of Rooms: 6									
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			x	7			
		x			x	8			

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

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.