



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

Stonehaus Realty Corp.  
Phone: 604-723-2000  
<http://www.mylyne.com>  
info@mylyne.com



**Active**  
**R2658117**  
Board: V  
Apartment/Condo

**403 857 W 15TH STREET**

North Vancouver  
Mosquito Creek  
V7P 1M5

Residential Attached

**\$688,900** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$688,900**  
Meas. Type: Bedrooms: **1** Approx. Year Built: **2013**  
Frontage(feet): Bathrooms: **1** Age: **9**  
Frontage(metres): Full Baths: **1** Zoning: **CD-1**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,791.64**  
Sq. Footage: **0.00** For Tax Year: **2021**  
Flood Plain: P.I.D.: **029-126-282** Tax Inc. Utilities?: **No**  
View: **Yes : NORTH SHORE MOUNTAINS** Tour:  
Complex / Subdiv: **THE VUE**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit, Penthouse**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Torch-On**

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

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

Legal: **STRATA LOT 26, PLAN EPS1553, DISTRICT LOT 265, 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 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm**

Finished Floor (Main): <b>734</b>	Units in Development: <b>32</b>	Tot Units in Strata: <b>32</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>ASSOCIA</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$561.60</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Sewer, Snow removal</b>		
Finished Floor (Total): <b>734 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Unfinished Floor: <b>0</b>	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>734 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: <b>Yes</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>30 DAYS MINIMUM</b>		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'4 x 13'3			x	1	Main	4	Yes
Main	Kitchen	13'9 x 7'10			x	2			
Main	Dining Room	10'5 x 5'6			x	3			
Main	Bedroom	17'5 x 8'10			x	4			
Main	Walk-In Closet	5' x 5'10			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**Large fully renovated 1 bdrm PENTHOUSE at the VUE. Open layout with lots of storage space, huge bedroom with walk-in closet and a nook which is perfect for a home office. Contemporary design, high quality materials, custom-made cabinets, quartz countertops and S/S appliances, heated hardwood floors throughout. Beautiful mountains view. Prime location on the North Shore: steps away from shopping, restaurants, transit, recreational facilities, trails and so much more. Heating, gas and hot water are included in the strata fee. 1 parking and 1 locker. 2 pets allowed, no rental restrictions (min 30 days).**