

Presented by:

## Nicky Tu PREC\*

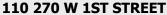
Keller Williams Elite Realty Phone: 604-767-5913

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R2442495

Board: V Apartment/Condo



North Vancouver Lower Lonsdale V7M 1B4

Residential Attached

\$320,000 (LP)

(SP) M



Sold Date: Original Price: \$320,000 Frontage (feet): Meas. Type: Frontage (metres): Approx. Year Built: 1977 Depth / Size (ft.): Bedrooms: Age: 43 Lot Area (sq.ft.): 0.00 Bathrooms: 1 Zoning: Flood Plain: No

Full Baths: Gross Taxes: \$1,020.94 1 Council Apprv?: Half Baths: 0 For Tax Year: 2019 Exposure: Maint. Fee: \$277.12 Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 003-583-406 Mgmt. Co's Name: **DWELL PROPERTY MANAGER** Tour: Virtual Tour URL

Mgmt. Co's Phone: 604-248-1366

View: No: Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

Sewer Type: City/Municipal

Style of Home: 1 Storey Total Parking: 1 Covered Parking: 1 Parking Access: Front

Parking: Garage Underbuilding Frame - Wood Construction: Exterior:

Stucco, Wood Locker:

Foundation: **Concrete Perimeter** Dist. to School Bus: Reno. Year: Dist. to Public Transit: Units in Development: 30 Rain Screen: R.I. Plumbing: Total Units in Strata: 30

Renovations: Title to Land: Freehold Strata Water Supply: City/Municipal Metered Water:

Fireplace Fuel: None R.I. Fireplaces: Property Disc.: No Fuel/Heating: **Hot Water** # of Fireplaces: 0 Fixtures Leased: No:

Patio(s) Outdoor Area: Fixtures Rmvd: No: Type of Roof: Other Floor Finish:

Maint Fee Inc: Gardening, Heat, Management

STRATA LOT 6, PLAN VAS188, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN Legal:

THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Storage

Site Influences: Features:

| Floor                                       | Type               | Dime              | nsions                 | Floor        | Type             | Din            | nensions | Floo  | r Ty        | pe         | Dimensions     |
|---|--------------------|-------------------|------------------------|--------------|------------------|----------------|----------|-------|-------------|------------|----------------|
| Main  | Living Room        | 12'3              | x 15'3                 |              |                  |                | x        |       |             |            | X              |
| Main  | Dining Room        | 7'3               | x 10'                  |              |                  |                | X        |       |             |            | x              |
| Main  | Kitchen            |                   | x 7'11                 |              |                  |                | X        |       |             |            | x              |
| Main  | Main Bedroom 9'8 : |                   | x 11'6                 |              |                  |                | X        |       |             |            | x              |
|   |                    | 2                 | X                      |              |                  |                | X        | X     |             |            | x              |
|   |                    | 2                 | X                      |              |                  |                | X        |       |             |            | x              |
|   |                    | 3                 | X                      |              |                  |                | X        |       |             |            | x              |
|   |                    | X                 |                        |              |                  |                | X        |       |             |            | x              |
|   |                    |                   | X                      |              |                  |                | X        |       |             |            | x              |
|   |                    |                   | X .                    |              |                  |                | X        |       |             |            | X              |
| Finished Floo                               | or (Main):         | 590               | # of Roo               | ms: <b>4</b> | # of Kitchens: 1 | # of Levels: 1 | Bath     | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):                     |                    | 0                 | Crawl/Bsmt. Height:    |              |                  | 1              | Main     | 3     | No          | Barn:      |                |
| Finished Floo                               | or (Below):        | 0                 | Restricted Age:        |              |                  |                | 2        |       |             |            | Workshop/Shed: |
| Finished Floor (Basement):                  |                    | 0_                | # of Pets: Cats: Dogs: |              |                  | 3              |          |       |             | Pool:      |                |
| Finished Floo                               | 590 sq. ft.        |                   |                        |              |                  | 4              |          |       |             | Garage Sz: |                |
| Bylaws: Pets Allowed w/Rest., Rentals Allwo |                    |                   |                        |              |                  | entals Allwd   | 5        |       |             |            | Grg Dr Ht:     |
| Unfinished Floor:                           |                    | 0                 | w/Restrctns            |              |                  |                | 6        |       |             |            | _              |
| Grand Total:                                | 590 sq. ft.        | t. Basement: None |                        |              |                  | 7              |          |       |             |            |                |
|   |                    |                   |                        |              |                  |                | 8        |       |             |            |                |

Listing Broker(s): Park Georgia Realty Ltd.

Court Order Sale, ground floor suite with huge patio area, the suite is in original condition and needs a total reno. Located in a great area of lower Lonsdale. Court date set July 2nd all offers must be submitted 2 business days prior to court date. Email all offers to maria.macmillan@richardslaw.com