



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
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**KW ELITE REALTY**  
KELLERWILLIAMS.

**Active**  
**R2442495**  
Board: V  
Apartment/Condo

**110 270 W 1ST STREET**

North Vancouver  
Lower Lonsdale  
V7M 1B4

Residential Attached

**\$320,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$320,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1977</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>43</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>MF</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,020.94</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$277.12</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>003-583-406</b>
Mgmt. Co's Name: <b>DWELL PROPERTY MANAGER</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone: <b>604-248-1366</b>		
View: <b>No :</b>		
Complex / Subdiv:		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **None**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
  
Locker:  
Dist. to Public Transit:  
Units in Development: **30** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **30**  
  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Maint Fee Inc: **Gardening, Heat, Management**

Legal: **STRATA LOT 6, PLAN VAS188, DISTRICT LOT 271, 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**

Amenities: **Storage**

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 15'3			x			x
Main	Dining Room	7'3 x 10'			x			x
Main	Kitchen	6'3 x 7'11			x			x
Main	Bedroom	9'8 x 11'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>590</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>590 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>590 sq. ft.</b>				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.**



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**Active**  
**R2445717**

Board: V  
Apartment/Condo

**505 175 W 1 STREET**

North Vancouver  
Lower Lonsdale  
V7M 3N9

Residential Attached

**\$682,500** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **Strataco**  
Mgmt. Co's Phone: **604-294-4141**  
View: **Yes: Mountain**  
Complex / Subdiv: **Time**  
Services Connected: **Community, Electricity, Water**  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **1**  
Bathrooms: **1**  
Full Baths: **1**  
Half Baths: **0**  
Maint. Fee: **\$345.00**

Original Price: **\$682,500**  
Approx. Year Built: **2005**  
Age: **15**  
Zoning: **MF**  
Gross Taxes: **\$1,850.26**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **026-102-994**  
Tour:

Style of Home: **Inside Unit**  
Construction: **Concrete**  
Exterior: **Brick**  
Foundation: **Concrete Slab**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **No :**  
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management**  
Legal: **STRATA LOT 174 PLAN BCS941 DISTRICT LOT 271 LAND DISTRICT 1 LAND DISTRICT 36 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:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 7'7			x			x
Main	Storage	4' x 7'1			x			x
Main	Den	8'11 x 6'8			x			x
Main	Kitchen	8'10 x 7'8			x			x
Main	Master Bedroom	10'7 x 10'4			x			x
Main	Dining Room	9' x 7'			x			x
Main	Living Room	11'5 x 11'1			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>732</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>732 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>732 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **eXp Realty**

**Walk Score 100! How would you feel if you never had to make a car payment, worry about parking or pay for repairs? With all the money you'll save, would you eat organic, take an extra sun drenched vacation or treat yourself to weekly massages? So many choices.... and it all starts, when you purchase this oversized 1 bedroom plus den condo in the heart of Lower Lonsdale! Showings by appointment only.**