



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2354618

Board: V
House/Single Family

1086 W 17TH STREET

North Vancouver
Pemberton NV
V7P 1W2

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1959
Depth / Size: 135	Bathrooms:	2	Age: 60
Lot Area (sq.ft.): 6,750.00	Full Baths:	2	Zoning: RSPH
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,785.16
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 004-594-371
			Tour:

View: **Yes: City Line Views**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Carport; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **: Court Order Sale, Where is as is**
Floor Finish:

Legal: **PL VAP10310 LT B DL 552 LD 36. BLOCK 31 & 45, GROUP 1.**

Amenities:

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13' x 19'			x			x
Above	Dining Room	13' x 9'			x			x
Above	Kitchen	12' x 11'			x			x
Above	Master Bedroom	15' x 12'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	12' x 10'			x			x
Main	Office	15' x 10'			x			x
Main	Great Room	28' x 12'			x			x
Main	Media Room	15' x 10'			x			x
		x			x			x

Finished Floor (Main): **909**
Finished Floor (Above): **1,137**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,046 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,046 sq. ft.**

of Rooms: **9**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **88West Realty Ltd.**

Location accessibility is the first top feature of this property. It located at a super convenient location! Close proximity to shopping centers - Capilano Mall - and restaurants. Most errands can be accomplished on foot. Gorgeous views is the second feature of this property. Its neighbourhood is family friendly and quiet. All this at an unbeatable price! Public transit is only a block away. This property is offered for sale by court. Court hearing will be on May 6, 2019 at 9:00 am at Provincial Court of British Columbia 800 Hornby St, Vancouver.