

Presented by:

Nicky Tu PREC*

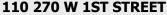
Keller Williams Elite Realty Phone: 604-767-5913

nickyhmtu@gmail.com



R2442495

Board: V Apartment/Condo



North Vancouver Lower Lonsdale V7M 1B4

Residential Attached

Tour: Virtual Tour URL

\$320,000 (LP)

(SP) M



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

Flood Plain: Gross Taxes: \$1,020.94 Full Baths: 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**

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 Frame - Wood Construction:

Parking: Garage Underbuilding Stucco, Wood

Locker:

Exterior: 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: Outdoor Area: Patio(s) 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	Туре	Dime	nsions	Floor	Туре	Dir	nensions	Floo	r Ty	rpe	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 Flo	oor (Main):	590	# of Roo	ms: 4	# 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 Floor (Below):		0	Restricted Age:			2				Workshop/Shed:	
Finished Flo	oor (Basement):	0	# of Pets	i:	Cats:	Dogs:	3				Pool:
Finished Flo	oor (Total):	590 sq. ft.	# or % c	f Rentals	Allowed:	-	4				Garage Sz:
		_	Bylaws:	Pets Allo	wed w/Rest., F	Rentals Allwd	5				Grg Dr Ht:
Unfinished	Floor:	0	,	w/Restr	ctns		6				
Grand Tota	al:	590 sq. ft.	Basemen	t: None			7				
							l Q				

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. OPEN HOUSE March 14th 2 pm - 4 pm



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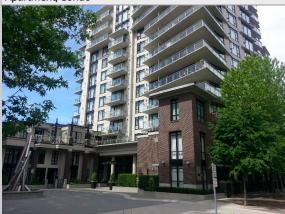


R2445717 Board: V Apartment/Condo **505 175 W 1 STREET**

North Vancouver Lower Lonsdale V7M 3N9 Residential Attached \$682,500 (LP)

Tour:

(SP) M



Sold Date: Frontage (feet): Original Price: \$682,500 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: 2005 Depth / Size (ft.): Bedrooms: Age: 15 Lot Area (sq.ft.): 0.00 Bathrooms: 1 Zoning: Flood Plain: Full Baths: Gross Taxes: \$1,850.26 1

Council Apprv?: Half Baths: 0 For Tax Year: 2020 Exposure: Maint. Fee: \$345.00 Tax Inc. Utilities?: No P.I.D.: 026-102-994

Floor

Type

Dimensions

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:

Style of Home: Inside Unit Total Parking: 1 Covered Parking: 1 Parking Access: Construction: Concrete Parking: Garage Underbuilding

Exterior: Brick Locker: Y
Foundation: Concrete Slab Reno. Year: Dist. to Public Transit: Dist. to School Bus:
Rain Screen: Full R.I. Plumbing: Units in Development: Total Units in Strata: 265

Type

Renovations: Title to Land: Freehold Strata

Floor

Water Supply: City/Municipal Metered Water:
Fireplace Fuel: Gas - Natural R.I. Fireplaces: Property Disc.: No
Fuel/Heating: Hot Water # of Fireplaces: 1

Outdoor Area: Balcony(s)

Metered Water:
Property Disc.: No
Fixtures Leased: :
Fixtures Rmvd: No:

Maint Fee Inc: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management

Dimensions

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

Floor Finish:

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

Tar & Gravel

Type

Site Influences: Features:

Floor

Type of Roof:

Main Storage	LIOOL	туре	Dime	risions	LIOOL	туре		Jimensions	FIOO	r iy	/pe	Dimensions
Main Den 8'11 x 6'8 8'10 x 7'8 10' x 7'8 10' x 10' 4 x x x x x x x x x x x x x x x x x x x x x x x x x x	Main	Foyer	6'4	x 7'7				x				x
Main Master Bedroom Dining Room Dining Room Living Room Living Room Living Room Living Room Signature Restricted Age: Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Finish	Main	Storage	4' :	x 7'1				x				x
Main Dining Room Living Room X X X X X X X X X X X X X X X X X X	Main	Den	8'11 :	x 6'8				x				x
Main Dining Room Living Room L	Main	Kitchen	8'10	x 7'8				x				x
Main Living Room 11'5 x 11'1	Main	Master Bedroon	n 10'7	x 10'4				x				x
X X X X X X X X X X X X X X X X X X X	Main	Dining Room	9' :	x 7'				x				x
Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Finished Floor (Basement): Finished Floor (Ba	Main	Living Room	11'5	x 11'1				x				x
Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Finished Floor (Basement): Finished Floor (Ba			2	x				x				x
Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Finished Floor (Basement): Finished Floor (Ba			2	X				x				x
Finished Floor (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Basement): Finished Floor (Total): Finished Floor (Basement): Finished Floor (Ba			7	x				X				X
Finished Floor (Above): 0 Crawl/Bsmt. Height: 1 Main 4 Yes Barn: Workshop/Shed: Pinished Floor (Basement): 0 # of Pets: Cats: Dogs: 3 # or % of Rentals Allowed: Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Grand Total: 732 sq. ft. Passement: None Same of the sum o	Finished Flo	oor (Main):	732	# of Roo	ms· 7 # 0	of Kitchens	1 # of Levels:	1 Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Below): Finished Floor (Basement): Finished Floor (Basement): Finished Floor (Total): Finished Floor (Basement): Finishe		` ,	0			or raccinerior	2	1	Main	4	Yes	Parn
Finished Floor (Basement): 0 # of Pets: Cats: Dogs: 3 Pool: Garage Sz: Finished Floor (Total): # or % of Rentals Allowed: # or % of Rentals Allowed: Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		` ,	Ô					2		-		1 1
Finished Floor (Total): 732 sq. ft. # or % of Rentals Allowed: Bylaws: Pets Allowed w/Rest., Rentals Allwd Unfinished Floor: Grand Total: 732 sq. ft. # or % of Rentals Allowed: Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Basement: None 4 5 6 7 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		` ,	Ô		_	ats:	Dogs:	3				1
Bylaws: Pets Allowed w/Rest., Rentals Allwd Unfinished Floor: Grand Total: 732 sq. ft. Basement: None Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns 6 7			732 sq. ft.				Dogo.	4				
Unfinished Floor: 0 w/Restrctns 6 Grand Total: 732 sq. ft. Basement: None 7	i inisrica i io	or (rotal).	7 0 = 5qc.				Rentals Allwd	5				
Grand Total: 732 sq. ft. Basement: None 7	Unfinished F	Floor:	0				, italiais Alliva	6				GIG DI TIL.
					-	-		7				
	Grana rotar	1.	, 52 3q. it.	Duscilici				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.

Dimensions