



Presented by:
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Active
R2140202
 Board: V
 Apartment/Condo

303 236 W 2ND STREET
 North Vancouver
 Lower Lonsdale
 V7M 1C6

Residential Attached
\$470,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$470,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1974**
 Depth / Size (ft.): Bedrooms: **2** Age: **43**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM3**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,500.87**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2016**
 Exposure: **Northeast** Maint. Fee: **\$352.90** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **003-428-931**
 Mgmt. Co's Name: **C & C Property Group Ltd.** Tour:
 Mgmt. Co's Phone: **604-987-9040**
 View: **No :**
 Complex / Subdiv: **Cragmont Place**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Locker: **Y**
 Dist. to Public Transit: **1 BLK**
 Units in Development: **36** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **36**
 Property Disc.: **No**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Heat, Hot Water, Management**
 Legal: **SL 33 DL 271 SP VR128 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT.**

Amenities: **Elevator, Shared Laundry**

Site Influences: **Central Location, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'10			x			x
Main	Dining Room	10'10 x 13'10			x			x
Main	Kitchen	8'2 x 7'10			x			x
Main	Eating Area	8'2 x 7'6			x			x
Main	Master Bedroom	12'10 x 11'4			x			x
Main	Bedroom	14'5 x 9'2			x			x
Main	Foyer	9' x 9'			x			x
Main	Walk-In Closet	7'2 x 4'6			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,068	# of Rooms:	8	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:	Y	Dogs:	Y	3				Pool:
Finished Floor (Total):	1,068 sq. ft.	# or % of Rentals Allowed:	3					4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0		Allwd w/Restrctns					6				
Grand Total:	1,068 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Royal LePage Sussex**

This is a super spacious, top floor, North East corner 2 bedroom, 1 1/2 bath suite in convenient Lower Lonsdale. It features a woodburning fireplace, a large eating area off the kitchen, a master with a walk-in closet and offers a peaceful, quiet outlook. This building will allow well behaved pets (1 dog and/or 2 cats) but rentals are currently at maximum.