



Presented by:
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Active
R2542150
 Board: V
 Apartment/Condo

802 118 CARRIE CATES COURT
 North Vancouver
 Lower Lonsdale
 V7L 0B2

Residential Attached
\$2,138,000 (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:
 Mgmt. Co's Phone:
 View:
 Complex / Subdiv: **Promenade at the Quay**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water City/Municipal**
 Sewer Type:

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**
 Maint. Fee: **\$613.86**

Original Price: **\$2,298,000**
 Approx. Year Built: **2019**
 Age: **2**
 Zoning: **MFD**
 Gross Taxes: **\$4,803.65**
 For Tax Year: **2020**
 Tax Inc. Utilities?:
 P.I.D.: **030-941-881**
 Tour: **Virtual Tour URL**

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Concrete	Parking: Garage; Double, Garage; Underground		Locker: Y
Exterior: Concrete	Reno. Year:	Dist. to Public Transit: 1 block	Dist. to School Bus:
Foundation: Concrete Perimeter	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Rain Screen:	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces:	Property Disc.: Yes	
Water Supply: City/Municipal	# of Fireplaces: 0	Fixtures Leased: :	
Fireplace Fuel:		Fixtures Rmvd: :	
Fuel/Heating: Hot Water		Floor Finish:	
Outdoor Area: Sundeck(s)			
Type of Roof: Torch-On			

Maint Fee Inc: **Gardening, Management, Recreation Facility**
 Legal: **STRATA LOT 53, PLAN EPS6231, 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 V**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'4 x 14'8			x			x
Main	Dining Room	14'5 x 9'8			x			x
Main	Kitchen	14'4 x 8'3			x			x
Main	Master Bedroom	11'1 x 10'7			x			x
Main	Walk-In Closet	4'6 x 4'5			x			x
Main	Bedroom	8'7 x 9'6			x			x
Main	Bedroom	8'3 x 8'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,220	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,220 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,220 sq. ft.				7				
				8				

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Promenade at the Quay by Polygon. It just doesn't get better than this! Stunning 3 bedroom contemporary apartment in the heart of vibrant Lower Lonsdale, directly across from Lonsdale Quay. Panoramic city and harbour views from this SW corner unit. High-end finishings: Chef's kitchen with marble backsplash, integrated Bosch appliances, wine fridge, island eating bar, stone countertops with modern waterfall edge, engineered-wood flooring throughout living spaces, and luxurious wool carpeting in bedrooms, thermostatic shower system. Enjoy exquisite views and light-filled interiors with expansive, Low-E glazed windows designed to improve energy efficiency. Live in one of North America's most cosmopolitan seaside communities. 2 parking spots, pets ok. Currently leased until September 2021.