

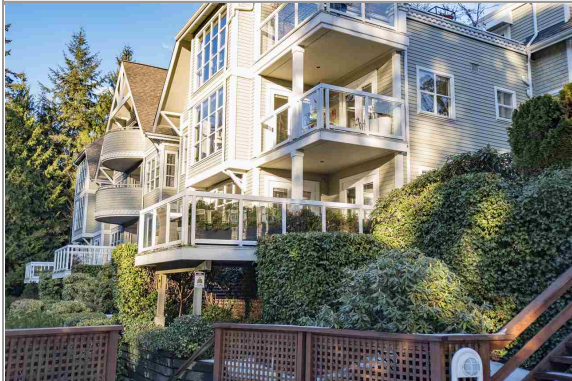


Presented by:
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Active
R2167472
 Board: V
 Apartment/Condo

102 3377 CAPILANO CRESCENT
 North Vancouver
 Capilano NV
 V7R 4W7

Residential Attached
\$1,215,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$1,215,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1991
Depth / Size (ft.):	Bedrooms: 2	Age: 26
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM3
Flood Plain:	Full Baths: 2	Gross Taxes: \$3,610.12
Approval Req?:	Half Baths: 0	For Tax Year: 2016
Exposure:	Maint. Fee: \$504.26	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 014-886-863
Mgmt. Co's Name: Peterson Residential Property		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-699-5267		
View: Yes: Canyon		
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2008**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage Underbuilding**
 Locker:
 Dist. to Public Transit:
 Units in Development: **82** Dist. to School Bus:
 Title to Land: **Freehold Strata** Total Units in Strata: **82**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Maint Fee Inc: **Gardening, Gas, Management**
 Legal: **PL VAS2488 LT 17 DL 601 LD 36**

Amenities: **Club House, Elevator, In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'6 x 4'11			x			x
Main	Bedroom	11'9 x 10'9			x			x
Main	Master Bedroom	15'2 x 11'3			x			x
Main	Living Room	14'0 x 13'8			x			x
Main	Dining Room	14'0 x 11'3			x			x
Main	Kitchen	10'2 x 10'1			x			x
Main	Eating Area	10'1 x 7'9			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,219	# of Rooms: 7	# 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	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total): 1,219 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,219 sq. ft.				7				
				8				

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

One of the Best Suites at Capilano Estates. Perfect down sizer or starter home. Rarely available SW corner CANYON SIDE 2 bdrm, 2 bath suite, 1219 sq.ft. completely private views and overlooks Capilano River. Level entry from front door of complex so feels like town house. Completely renovated shows beautifully. Large SW corner balcony overlooking peaceful quiet backyard w/ no traffic noise. Elegant finishing: gas FP, Brazilian cherry floors, stone in the bathroom, custom walk-in frame less glass shower, deep soaker tub, custom cabinetry in kitchen and bathrooms. 2 parking spots, large storage locker and lots of guest parking. Within minutes from Edgemont Village, Park Royal and Lions Gate Bridge. No rentals. Pets restricted to 2 cats. Well managed and maintained bldg. Great lifestyle!