



Presented by:

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Active
R2731094
Board: V
Apartment/Condo

602 175 W 2ND STREET

North Vancouver
Lower Lonsdale
V7M 0A5

Residential Attached
\$925,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$925,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,478.48
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 027-532-453	Tax Inc. Utilities?:
View: Yes : City Bridge and Mountain		Tour:
Complex / Subdiv: Ventan		
First Nation Reserve:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other**

Reno. Year: **2021**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **2 blocks** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **STRATA LOT 54, PLAN BCS2926, 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: **Exercise Centre, In Suite Laundry, Recreation Center, Storage**

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

Finished Floor (Main): 900	Units in Development: 94	Tot Units in Strata: 94	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 12	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$461.11	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Hot Water, Management, Recreation Facility, Water		
Finished Floor (Total): 900 sq. ft.			
Unfinished Floor: 0			
Grand Total: 900 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht: # of Levels: 1	Short Term(<1yr)Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'1" x 4'1"			x	1	Main	4	Yes
Main	Living Room	14'5" x 14'			x	2	Main	4	No
Main	Dining Room	9'5" x 7'			x	3			
Main	Kitchen	11' x 8'2"			x	4			
Main	Master Bedroom	10'6" x 12'6"			x	5			
Main	Bedroom	9' x 9'			x	6			
					x	7			
					x	8			

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

One of the best views you will find in popular Lower Lonsdale. The Ventana is a top quality development built by reputable Intracorp. 2 bedroom SW corner unit features a jaw dropping unobstructed view of downtown, Lions Gate Bridge and North Shore Mountains. Spacious open plan SW corner unit with floor to ceiling glass, hardwood floors, fireplace 2 full bathrooms, insuite laundry and 900 sq.ft. of living space. What a great location within blocks to all the action of Vancouver's most exciting waterfront location at Lonsdale Quay's Shipyard District. Walk to popular restaurants, pier, public market, recreation centre, spirit trail and the sea bus. Great building amenities: exercise and social rooms with billiards table, guest parking. Not a better unit on the market in this price range!