



Presented by:
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Active Residential Attached
R2463198 **\$579,900** (LP)
 Board: V (SP)
 Apartment/Condo North Vancouver
Lynnmour
V7J 3V3



Sold Date: _____ Frontage (feet): _____ Original Price: **\$579,900**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1997**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MFD**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$2,836.75**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**
 Exposure: _____ Maint. Fee: **\$372.43** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **023-336-323**
 Tour: _____
 Mgmt. Co's Name: **Obsidian Property Management**
 Mgmt. Co's Phone: **604-757-3151**
 View: **No : Mountain Views**
 Complex / Subdiv: **Mountain View Village**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 1 Storey Construction: Frame - Wood Exterior: Stucco Foundation: Concrete Perimeter Rain Screen: Full Renovations: Partly Water Supply: City/Municipal Fireplace Fuel: Electric Fuel/Heating: Electric Outdoor Area: Sundeck(s) Type of Roof: Other	Reno. Year: 2010 R.I. Plumbing: _____ Metered Water: _____ R.I. Fireplaces: _____ # of Fireplaces: 1	Total Parking: 1 Covered Parking: 1 Parking Access: Side Parking: Garage; Underground Locker: Y Dist. to Public Transit: 1 block Units in Development: 56 Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: _____ Fixtures Rmvd: No Floor Finish: Wall/Wall/Mixed Dist. to School Bus: _____ Total Units in Strata: 56
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Maint Fee Inc: **Hot Water, Management**
 Legal: **STRATA LOT 16, PLAN LMS2284, DISTRICT LOT 204, 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 1**
 Amenities: **Bike Room, Club House, Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	9'6 x 14'6			x			x
Main	Dining Room	8'4 x 10'			x			x
Main	Kitchen	8' x 9'6			x			x
Main	Nook	6' x 6'			x			x
Main	Master Bedroom	10'3 x 15'10			x			x
Main	Walk-In Closet	6'5 x 6'			x			x
Main	Bedroom	9'3 x 13'7			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,010 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,010 sq. ft. Unfinished Floor: 0 Grand Total: 1,010 sq. ft.	# of Rooms: 7 # of Kitchens: 1 # of Levels: 1 Crawl/Bsmt. Height: _____ Restricted Age: _____ # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: _____ Bylaws: No Restrictions, Pets Allowed, Rentals Allowed Basement: None	Bath 1 2 3 4 5 6 7 8	Floor # of Pieces Ensuite? Main 4 Yes Main 4 No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Lynnmour Lonsdale Quay Lifestyle! Location Location. 2 bedroom 2 full bathroom 1010 sq.ft. unit is immaculate and in move in condition with many updates. New floors, appliances and freshly painted. Open living-dining room with electric F/P covered sundeck w/ forest and mountain views. Kitchen: new appliances and butlers opening to living room. Master bedroom is great size with walk-in closet and full ensuite. Lots of insuite storage and washer and dryer. Separate storage and bike room and 1 parking spots with lots of visitor parking. Many building upgrades. Rentals, pets allowed. Lobby and hallways just renovated. Just 20 minutes to downtown and minutes to Lynn Valley Shopping, Dollarton shops, Cap College, hiking, bike trails minutes away. Transportation at your door. Great buy.