



Presented by:
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Active
R3045044

Board: V
Townhouse

4 260 E 4TH STREET

North Vancouver
Lower Lonsdale
V7L 1H9

Residential Attached

\$1,388,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,425,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1993
Frontage(feet):	Bathrooms: 3	Age: 33
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,782.26
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 017-883-831	Tax Inc. Utilities?:
View: Yes :City Harbour from Top Floor		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Natural Gas, Other**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2024**
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Legal: **STRATA LOT 4, PLAN LMS503, DISTRICT LOT 274, 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 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **1,077**
Finished Floor (Above): **523**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **150**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,750 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,750 sq. ft.**

Units in Development: **9** Tot Units in Strata:
Exposure: Stores in Building: **3** Locker:
Mgmt. Co's Name: **Self Managed** Mgmt. Co's #:
Maint Fee: **\$536.00** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Water**

Suite:
Basement: **Part**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **11**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets:
or % of Rentals Allowed: Cats: Dogs:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'2 x 7'5	Above	Walk-In Closet	6'11 x 4'11	1	Main	2	No
Main	Living Room	15'2 x 19'7	Above	Flex Room	13'1 x 11'1	2	Main	5	Yes
Main	Dining Room	12'10 x 9'10	Below	Mud Room	11'10 x 6'5	3	Above	4	Yes
Main	Kitchen	8'7 x 11'6			x	4			
Main	Eating Area	8'7 x 6'4			x	5			
Main	Bedroom	12' x 12'3			x	6			
Main	Laundry	7'10 x 6'10			x	7			
Above	Primary Bedroom	15'1 x 12'8			x	8			

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

Townhome Living in Lower Lonsdale with Harbour and City Views! 2 bedroom+Den perfect family or couple home or downsizer w/ 1750 sq.ft. Main floor open plan w/ feels like a larger home. Stylish new Merit Gourmet kitchen w/ custom cabinetry, Dekton counters, stainless steel appliances, coffee station+eating area, new oak hardwood floors. Living/dining open plan w/ room for piano, powder and laundry room w/ freezer. Oversized bedrooms w/ ensuites allow for Primary bedroom on main floor or top floor. Upper floor features vaulted ceilings and bedroom with city+ harbour views and private balcony + spacious "flex" room can be home office or 3rd bedroom for guests. Lower level mudroom direct access to 2 parking, storage. Security system Amazing location to Quay, restaurants. Live here!