



Presented by:
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Active
R2219842
 Board: V
 Townhouse

12 307 E 15TH STREET
 North Vancouver
 Central Lonsdale
 V7L 2R6

Residential Attached
\$1,088,000 (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: **Yes: Mountains**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$407.84**

Original Price: **\$1,088,000**
 Approx. Year Built: **2008**
 Age: **9**
 Zoning: **TH**
 Gross Taxes: **\$2,736.37**
 For Tax Year: **2017**
 Tax Inc. Utilities?:
 P.I.D.: **027-351-564**
 Tour:

Style of Home: **2 Storey, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 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:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management**
 Legal: **PL BCS2710 LT 22 DL 550 LD 36**

Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 12'			x			x
Main	Dining Room	11'8" x 4'3"			x			x
Main	Foyer	11'8" x 4'3"			x			x
Main	Kitchen	16'4" x 6'8"			x			x
Main	Eating Area	11'5" x 8'4"			x			x
Above	Master Bedroom	15' x 12'9"			x			x
Above	Bedroom	10'9" x 8'9"			x			x
Above	Bedroom	15' x 9'6"			x			x
Above	Den	6'7" x 6'6"			x			x
					x			

Finished Floor (Main):	719	# of Rooms:	9	# of Kitchens:	1	# of Levels:	2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	2	No	Barn:
Finished Floor (Below):	693	Restricted Age:						2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3	Above	3	Yes	Pool:
Finished Floor (Total):	1,412 sq. ft.	# or % of Rentals Allowed:		Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns				4				Garage Sz:
Unfinished Floor:	0	Basement:	None					5				Door Height:
Grand Total:	1,412 sq. ft.							6				
								7				
								8				

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

Beautiful Townhome in Central Lonsdale! Close to all amenities, with great mountain view, this lovely 2 level home is located on the quiet side of the complex and boasts 9ft ceilings adding an exceptional feeling of spaciousness. On the top level there are 3 bedrooms, 2 full bathrooms and an open den. The main level features the living room with a cozy fireplace, an open kitchen with granite countertops, shaker cabinets and stainless steel appliances including a gas stove. The dining room & eating area are off the kitchen as well as a quaint patio. There is also in floor radiant heating on the main floor. Two secured parking stalls & a storage locker come with this exceptional home. Pets and rentals are allowed with restrictions. Enjoy sunshine here all day long!