



Presented by:
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Active
R2896580

Board: V
Townhouse

304 2135 HERITAGE PARK LANE

North Vancouver
Seymour NV
V7H 1E4

Residential Attached

\$1,425,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,425,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 3	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: MFD
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,835.12
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 029-557-755	Tax Inc. Utilities?:
View: Yes : Forest View		Tour:
Complex / Subdiv: Loden Green		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Fibre Cement Board, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Grg/Double Tandem**
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 19, PLAN EPS2587, DISTRICT LOT 791, 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: **Garden, Storage**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): **443**
Finished Floor (Above): **529**
Finished Floor (AbvMain2): **355**
Finished Floor (Below): **0**
Finished Floor (Basement): **83**
Finished Floor (Total): **1,410 sq. ft.**
Unfinished Floor: **435**
Grand Total: **1,845 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Pacific Dawn Management**
Maint Fee: **\$538.92**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
Tot Units in Strata:
Storeys in Building: **3**
Mgmt. Co's #: **604-683-8843**
Council/Park Apprv?:

Suite:
Basement: **Full, Unfinished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?:
Short Term Lse-Details:
of Pets:
Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5' x 5'			x	1	Main	2	No
Main	Living Room	10'4 x 10'9			x	2	Above	4	No
Main	Dining Room	9'8 x 10'9			x	3	Abv Main 2	4	Yes
Main	Kitchen	9'7 x 7'7			x	4			
Above	Bedroom	13'9 x 12'			x	5			
Above	Bedroom	13'9 x 11'			x	6			
Above	Laundry	4' x 4'			x	7			
Abv Main 2	Primary Bedroom	13'9 x 11'			x	8			

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

Loden Green is one of the most popular developments in Seymour's Maplewood Village and this unit checks all the boxes! Highly sought after 3 bedroom 3 level family plan, 2 bedrooms on 2nd level and primary bedroom on top floor for privacy! Located on quiet south side overlooking the forest. 9' ceilings on main, covered porch for BBQ, open living/dining/kitchen w/ SS appliances, gas range, quartz counters + powder room. Top floor primary bedroom stunning w/ vaulted ceilings, balcony and luxury ensuite. 2 car tandem garage with newly added gym area and storage wall unit + cabinetry. Loden Green is a Gold Standard Certified Green+ Efficient complex with HW on-demand. Walking distance to Stong's Market, coffee shops, restaurants and amazing trails along the River. Don't miss this one!