



Presented by:
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Active **R2452041** **120 1111 E 27TH STREET** Residential Attached
 Board: V North Vancouver **\$788,000** (LP)
 Apartment/Condo Lynn Valley V7J 1S3 (SP)



Sold Date: Frontage (feet): Original Price: **\$788,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2009**
 Depth / Size (ft.): Bedrooms: **2** Age: **11**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MFD**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,312.87**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: **West** Maint. Fee: **\$285.92** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-857-115**
 Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **Gateway Property Management**
 Mgmt. Co's Phone: **604-635-5000**
 View: **No : Garden Privacy**
 Complex / Subdiv: **Branches by Polygon**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding** Locker: **N**
 Exterior: **Brick, Other, Wood** Dist. to Public Transit: **1 block** Dist. to School Bus:
 Foundation: **Concrete Perimeter** Units in Development: **135** Total Units in Strata: **135**
 Rain Screen: **Full** R.I. Plumbing: Title to Land: **Freehold Strata**
 Renovations: **Partly** Metered Water: Property Disc.: **Yes**
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No**
 Fireplace Fuel: **Electric** # of Fireplaces: **1** Fixtures Rmvd: **:**
 Fuel/Heating: **Electric** Floor Finish: **Hardwood**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 71, PLAN BCS3358, DISTRICT LOT 2022, 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**
 Amenities: **Elevator, Exercise Centre, Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'10 x 12'8			x			x
Main	Dining Room	11'10 x 11'1			x			x
Main	Kitchen	8'1 x 8'8			x			x
Main	Master Bedroom	10'5 x 16'6			x			x
Main	Bedroom	12'8 x 9'5			x			x
Main	Walk-In Closet	5'8 x 4'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	904	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	6	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	904 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor:	0				6				
Grand Total:	904 sq. ft.	Basement: None			7				
					8				

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

The Branches! It just doesn't get better than this if you are looking for a 2 bedroom 2 bathroom townhouse style apartment. Ground floor west facing features 242 sq.ft. backyard and minutes walking to Lynn Valley Shopping Centre. Level main lobby entrance and 30 second walk to front door. Highly desirable development quality built by one of BCs best builders - Polygon. Brand new modern grey hardwood flooring- open kitchen-dining and 9 ft ceilings in living room. Kitchen: stainless steel appliances including house size fridge, gas stove, built-in microwave and granite countertops. You will love the separation of the bedrooms 12 feet apart, electric F/P. Second outside entrance westside from 27th down a sidewalk w/ gate to your patio door for joggers or walking pets. 2 parking spots.