



Balance your life with your Dream Home

409 122 E 3RD STREET North Vancouver Lower Lonsdale

\$570,000 (LP) (SP) M

Parking Access: Lane

Dist. to School Bus:

Total Units in Strata: 46

Locker: Y

Residential Attached

Apartment/Condo

Original Price: \$570,000 Frontage (feet): Frontage (metres): Approx. Year Built: 2006 Depth / Size (ft.): 11 Bedrooms: Age: Lot Area (sq.ft.): 0.00 MF Zoning: Bathrooms: Flood Plain: \$1,383.25 Full Baths: Gross Taxes: Council Apprv?: No For Tax Year: 2017 Half Baths: Exposure: \$322.24 Tax Inc. Utilities?: No Maint. Fee: If new, GST/HST inc?: P.I.D.: **026-526-182** Mamt. Co's Name: 1 Service Residential Tour:

Mgmt. Co's Phone: 604-683-8900

Complex / Subdiv: Sausolito

V7L 1E6

Services Connected: Electricity, Natural Gas

Parking: Visitor Parking

Dist. to Public Transit: 1

Property Disc.: Yes

Fixtures Leased: No:

Fixtures Rmvd: No:

Floor Finish:

Units in Development: 46

Title to Land: Freehold Strata

Total Parking: 1 Covered Parking: 1

Hardwood, Mixed

Style of Home: **1 Storey, Upper Unit** Construction: Frame - Wood Concrete, Metal, Mixed Foundation:

R2228815

Board: V

Concrete Perimeter Reno. Year: R.I. Plumbing: Rain Screen: R.I. Fireplaces:

Renovations: Water Supply: City/Municipal # of Fireplaces: 1 Fireplace Fuel: Gas - Natural

Fuel/Heating: Baseboard, Electric Outdoor Area: None Type of Roof: **Torch-On**

Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Snow removal, Water

PL BCS1650 LT 32 DL 274 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT Legal: ENTITLEMENT OF THE STRATA LOT AS SHÓWN ON FORM 1 OR V, AS APPROPRIATE.

Amenities: Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access

Site Influences: Central Location, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby
Features: Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Fireplace Insert, Microwave, Refrigerator, Stove

<u>Floor</u>	<u>Type</u>	<u>Dime</u>	<u>nsions</u>	<u>Floor</u>	<u>Type</u>		<u>Dim</u>	<u>ensions</u>	Floor	<u> </u>	<u>pe</u>	<u>Dimensions</u>
Main	Living Room	8'11 2	k 8'11					x				x
Main	Dining Room		k 8'11					X				x
Main	Kitchen	11'6						X				X
Main	Master Bedroom	12'8						X				X
Main	Den		k 6'10					X				X
Main	Foyer	7'3	k 3'0					X				X
		2	K					X				X
		2	K 					X				X
		2	K 					X				
		2	K					X				
Finished Floo		12	# of Roor	ns: 6 # of	Kitchens:	1 # of Lev	els: 1	<u>Bath</u>	<u>Floor</u>	# of Pieces	Ensuite?	<u>Outbuildings</u>
Finished Floo	or (Above):	0	Crawl/Bsr	nt. Height:				1	Main	4	Yes	Barn:
Finished Floo		0	Restricted					2				Workshop/Shed:
	or (Basement):	0	# of Pets:		ts: Y	Dogs: Y		3				Pool:
Finished Floo	or (Total): 7	12 sq. ft.		f Rentals Allo				4				Garage Sz:
			Bylaw Res			Rest., Rentals	•	5				Door Height:
Unfinished F		0			/Restrct	ns		6				
Grand Total:	: 7	12 sq. ft.	Basement	:: None				/				
								8				I

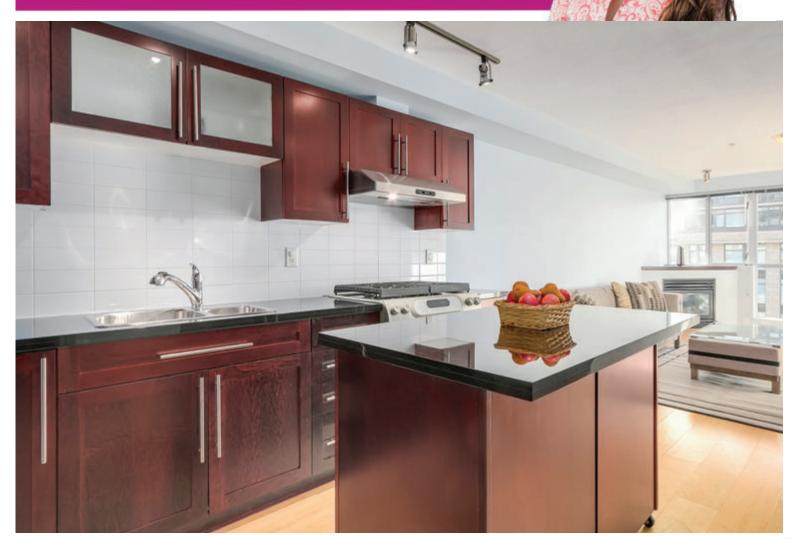
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\$570,000

South facing and spacious 1 bedroom plus den with an open concept kitchen flowing into the entertaining area. Offering beautiful kitchen with cherry wood cabinets, granite counters, gas stove, Kitchen Aid stainless appliances, moveable island great for an added work space, gas burning fireplace, floor to ceiling windows, bamboo hardwood floors. Den is great as an office or nursery. The bedroom offers plenty of closet space, room for dressers, and a semi-ensuite. Includes in-suite laundry, storage locker and 1 parking. Sausolilto built in 2006, well maintained, fully rainscreened and pet friendly building. Shops, restaurants, library, cafes, transit - everything that Lower Lonsdale can offer!

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