

**Active**  
**R2734206**  
 Board: V, Attached  
 Apartment/Condo

**412 2059 CHESTERFIELD AVENUE**

North Vancouver  
 Central Lonsdale  
 V7M 2P4

**\$799,000** (LP)  
 (SP)



DOM: **28** List Date: **10/25/2022** Expiry Date: **1/25/2023**  
 Prev. Price: **\$0** Original Price: **\$799,000** Sold Date:  
 Meas. Type: If new,GST/HST inc?: Approx. Year Built: **1995**  
 Frontage (feet): Bedrooms: **2** Age: **27**  
 Frontage (metres): Bathrooms: **2** Zoning: **STRATA**  
 Depth/Size: Full Baths: **2** Gross Taxes: **\$2,008.70**  
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2021**  
 Flood Plain: P.I.D.: **019-203-080** Tax Inc. Utilities?:  
 View: : Tour: **Virtual Tour URL**  
 Complex / Subdiv: **Ridge Park Gardens**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, End Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Stucco, Wood**  
 Foundation: **Concrete Perimeter**

Total **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **1 block** Dist. to School Bus:  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate, Other**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

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

Legal: **STRATA LOT 30, PLAN LMS1890, DISTRICT LOT 548, 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**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Bike Room, Elevator, Guest Suite, In Suite Laundry, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Greenbelt, Recreation Nearby, Retirement Community, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **988**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **988 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **988 sq. ft.**

Units in Development: **42** Tot Units in Strata: Locker: **Yes**  
 Exposure: Storeys in Building:  
 Mgmt. Co's Name: **Ascent Property Management** Mgmt. Co's #: **604-431-1800**  
 Maint Fee: **\$581.88** Council/Park Apprv:  
 Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1** # of Levels: **1**  
 # of Rooms: **6**

Bylaw Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: **55+** # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	12'7 x 13'2			x	1	Main	4	Yes
Main	Dining Room	12'7 x 9'0			x	2	Main	3	No
Main	Kitchen	9'11 x 10'0			x	3			
Main	Foyer	3'8 x 6'8			x	4			
Main	Master Bedroom	10'11 x 12'8			x	5			
Main	Bedroom	12'2 x 9'8			x	6			
					x	7			
					x	8			

List Broker 1: **Oakwyn Realty Ltd. - OFC: 604-630-7233**  
 List Desig Agt 1: **Bernadette Dunnigan PREC\* - Phone: 778-835-0599**  
 List Broker 2:  
 List Desig Agt 2: **3**  
 Sell Broker 1:  
 Sell Sales Rep 1: **2**  
 Owner: **\*\*Privacy Protected\*\* Heather Mary Louise Soles**  
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE**

List Broker 3:  
**Bernadette@Dunniganhomes.com**

Appointments: **Touchbase**  
 Call: **Touchbase**  
 Phone: **778-835-0599**

Occupancy: **Owner**

Realtor **Floor plan differs from strata plan measurements 968.75 SqFt. Please include team disclosure with any offers. Parking Stall P03, Locker S20.**  
 Remarks: **One small dog or one cat allowed. 2 rentals allowed, one is being rented.**

**This private oasis is a beautifully updated parkside suite, recently renovated with new flooring, stainless steel appliances, lighting & fresh paint. On the highly-desired, quiet side of the building, enjoy the peaceful serene outlook over the gardens & Wagg Park from your balcony. 2 spacious bedrooms, 2 baths, in-suite laundry, ample storage & a cozy gas fireplace, 1000 sqft with large rooms & a fantastic floorplan, you can bring house-size pieces of furniture. The oversized principal bedroom fits a king bed, large bedroom furniture, & has a 4 piece ensuite. This 55+ building is a wonderful community, with a large games room, pool table, library, woodworking shop, guest suite, outdoor BBQ area & access to beautiful outdoor space. Walking distance to Central Lonsdale's best restaurants.**