

Presented by:

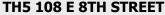
Bernadette Dunnigan PREC*

Oakwyn Realty Ltd. Phone: 778-835-0599 http://www.bernadettedunnigan.com Bernadette@Dunniganhomes.com



R2750969

Board: V Townhouse



North Vancouver Central Lonsdale V7L 0H1

\$1,125,000 (LP) 🚥

Residential Attached





If new,GST/HST inc?: No Sold Date: Original Price: \$1,125,000 **Feet** Bedrooms: 2 Meas. Type: Approx. Year Built: 2021 2 Frontage(feet): Bathrooms: Age:

Full Baths: 2 Frontage(metres): **CD-688** Zoning: Half Baths: 0 Depth / Size (ft.): \$2,849.92 Gross Taxes: Sq. Footage: 0.00 For Tax Year: 2022

Flood Plain: P.I.D.: 031-327-320 Tax Inc. Utilities?:

View: Tour:

Complex / Subdiv: Crest

First Nation

Services Connctd: Electricity, Natural Gas

City/Municipal Sewer Type: Water Supply: City/Municipal

Total Parking: 1 Covered Parking: 1 Parking Access: Front Style of Home: 2 Storey

Parking: Garage; Underground Construction: Concrete, Frame - Metal Dist. to School Bus: 2 Blocks

Dist. to Public Transit: 1 Block Title to Land: Freehold Strata Foundation: **Concrete Perimeter**

Property Disc.: Yes Reno. Year: Renovations: Fixtures Leased: R.I. Fireplaces: Rain Screen: # of Fireplaces: Metered Water: Fixtures Rmvd: Fireplace Fuel:

Fuel/Heating: Radiant R.I. Plumbing: Floor Finish: Hardwood

Outdoor Area: Balcony(s), Patio(s) Type of Roof: Other

STRATA LOT 5 DISTRICT LOT 549 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5775 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V Legal:

Air Cond./Central, Exercise Centre, In Suite Laundry, Recreation Center, Storage Amenities:

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Features:

Unfinished Floor:

Exterior:

Mixed

Finished Floor (Main): 492 Units in Development: 179 Tot Units in Strata: Locker: Yes Finished Floor (Above): 523 Exposure: Storeys in Building:

Finished Floor (AbvMain2): 0 Mgmt. Co's Name: AWM ALLIANCE 604-685-3227 Mgmt. Co's #: Finished Floor (Below): 0

Council/Park Apprv?: Maint Fee: \$572.58 O

Finished Floor (Basement): Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal Finished Floor (Total): 1,015 sq. ft.

Grand Total: 1,015 sq. ft. Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Restricted Age: # of Pets: Cats: Dogs: Suite:

or % of Rentals Allowed: Basement: None

of Levels: 2 Short Term(<1yr)Rnt/Lse Alwd?: No Crawl/Bsmt. Ht:

Short Term Lse-Details: # of Kitchens: 1 # of Rooms: 7

Floor Dimensions Floor Type **Dimensions** Bath Floor # of Pieces Ensuite? Type Living Room 10'3 x 10'9 Main Above No Dining Room Main Above Main Kitchen 11'8 x 8'6 3 Main Storage 3'11 x 3'5 18'9 x 9'9 Main Patio X 5 **Primary Bedroom** 9'10 x 11'3 6 Above X Above Bedroom 7'11 x 8'9

Listing Broker(s): Oakwyn Realty Ltd. **Stilhavn Real Estate Services**

Welcome to Crest by Adera – the perfect blend of modern luxury and West Coast living! This stunning 1 year old concrete townhouse is located in a quiet cul-de-sac, offering 2 levels with 2 bedrooms and 2 bathrooms. Enjoy luxurious finishes such as quartz counters, premium stainless steel appliances and a gas range in your gourmet kitchen featuring an island, plus climate controlled thermostats with Quiet Home technology and A/C for maximum comfort. Step out from your fenced patio onto the dog park or enjoy one of Victoria Park's many amenities, Whole Foods Market or take in the waterfront at Quay – all within easy walking distance! Plus don't forget about convenient access parking from the unit, street parking off your front door as well as 1 storage locker & lots of in suite storage.