



Presented by:
Bernadette Dunnigan PREC*

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



Active
R2750969

Board: V
Townhouse

TH5 108 E 8TH STREET

North Vancouver
Central Lonsdale
V7L 0H1

Residential Attached

\$1,125,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,125,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 2	Age: 2
Frontage(metres):	Full Baths: 2	Zoning: CD-688
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,849.92
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		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Concrete, Frame - Metal**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Radiant**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood**

Legal: **STRATA LOT 5 DISTRICT LOT 549 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EP55775 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): 492	Units in Development: 179	Tot Units in Strata:	Locker: Yes
Finished Floor (Above): 523	Exposure:	Storeys in Building: 6	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: AWM ALLIANCE	Mgmt. Co's #: 604-685-3227	
Finished Floor (Below): 0	Maint Fee: \$572.58	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal		
Finished Floor (Total): 1,015 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,015 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		

Suite:	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: None	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No			
# of Kitchens: 1	Short Term Lse-Details:			
# of Levels: 2				
# of Rooms: 7				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'3 x 10'9				1	Above	4	No
Main	Dining Room	9'7 x 11'				2	Above	5	Yes
Main	Kitchen	11'8 x 8'6				3			
Main	Storage	3'11 x 3'5				4			
Main	Patio	18'9 x 9'9				5			
Above	Primary Bedroom	9'10 x 11'3				6			
Above	Bedroom	7'11 x 8'9				7			
		x				8			

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.