



Presented by:
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Active
R2750724
 Board: V
 Townhouse

G02 159 W 22 STREET
 North Vancouver
 Central Lonsdale
 V7M 0B5

Residential Attached
\$1,399,000 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,399,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2012**
 Frontage(feet): Bathrooms: **3** Age: **11**
 Frontage(metres): Full Baths: **2** Zoning: **R5**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$3,522.87**
 Sq. Footage: **0.00** For Tax Year: **2022**
 Flood Plain: P.I.D.: **028-952-936** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **Anderson Walk**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 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: **Laminate**

Legal: **STRATA LOT 195, PLAN BCS4345, DISTRICT LOT 545, 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 V**

Amenities: **Exercise Centre, Guest Suite, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Range Top**

Finished Floor (Main): **587**
 Finished Floor (Above): **843**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,430 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,430 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **AMW Alliance**
 Maint Fee: **\$750.04**
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Tot Units in Strata: **234** Locker:
 Storeys in Building: **4**
 Mgmt. Co's #: **604-685-3227**
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **8**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 12'4	x			1	Main	2	No
Main	Dining Room	15'1 x 14'6	x			2	Above	5	Yes
Main	Kitchen	8'2 x 14'	x			3	Above	4	No
Main	Den	8'2 x 8'4	x			4			
Main	Storage	12'2 x 7'9	x			5			
Main	Foyer	7'9 x 6'3	x			6			
Above	Primary Bedroom	11'9 x 19'9	x			7			
Above	Bedroom	9'6 x 13'3	x			8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to Anderson Walk by Polygon, where modern elegance meets comfort. This 2 bedroom + den, 2.5 bathroom townhome features a functional floor plan with an open concept kitchen and large island, perfect for entertaining! High ceilings and natural light make this a truly special place to call your own. Enjoy the primary suite with its own private balcony! Quick access to two parking spots, storage space, and fantastic restaurants & shops make this highly walkable Central Lonsdale location ideal for everyone! Come take a look - you won't be disappointed! The complex offers a gym, guest suite and mtg room. Pets and rentals ok w/restrictions.