



Presented by:

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Active
R2771206

Board: V
Townhouse

124 649 E 3RD STREET

North Vancouver
Lower Lonsdale
V7L 1G6

Residential Attached

\$1,980,000 (LP)

(SP)



Sold Date:	If new,GST/HST inc?: No	Original Price: \$1,980,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2020
Frontage(feet):	Bathrooms: 5	Age: 3
Frontage(metres):	Full Baths: 4	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,558.93
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 031-050-743	Tax Inc. Utilities?:
View: Yes :Dwtn Vancouver/Burrard Inlet		Tour:
Complex / Subdiv: The Morrison		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey w/Bsmt.**
Construction: **Concrete**
Exterior: **Brick, Concrete, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**

Fireplace Fuel:
Fuel/Heating: **Radiant**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: Parking Access: **Lane**
Parking: **Garage; Underground**
Dist. to Public Transit: **1 block** Dist. to School Bus: **5 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Other, Tile**

Legal: **STRATA LOT 25 DISTRICT LOT 273STRATA PLAN EPS6255TOGETHER 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, Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave, Oven - Built In, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 603	Units in Development: 40	Tot Units in Strata: 40	Locker:
Finished Floor (Above): 519	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 81	Mgmt. Co's Name: Bayside Property Services Ltd.	Mgmt. Co's #: 604-432-7774	
Finished Floor (Below): 594	Maint Fee: \$769.11	Council/Park Apprv?:	
Finished Floor (Basement): 409	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 2,206 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,206 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: Fully Finished	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 5	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 2	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'6 x 11'6	Above	Bedroom	13'6 x 10'7	1	Main	2	No
Main	Dining Room	10'10 x 9'10	Above	Bedroom	13'6 x 10'5	2	Below	4	No
Main	Kitchen	6'7 x 13'6	Abv Main 2	Primary Bedroom	15'9 x 10'6	3	Above	4	No
Main	Eating Area	5'9 x 12'3	Abv Main 2	Study	9'11 x 5'6	4	Above	3	Yes
Main	Patio	12'4 x 8'3	Abv Main 2	Patio	10'5 x 15'10	5	Abv Main 2	5	Yes
Bsmt	Bedroom	7'10 x 11'4	Abv Main 2	Patio	15'7 x 8'5	6			
Bsmt	Kitchen	8'4 x 11'4			x	7			
Bsmt	Mud Room	6'8 x 3'2			x	8			

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

This stunning townhome is a dream come true! With over 2200 sqft of indoor living space, including 400 sqft of flexible space and an additional 661 sqft of outdoor living space, it offers endless possibilities as a mortgage helper, in-law suite, bike room, or work area. Enjoy breathtaking views from the expansive rooftop deck and let natural light flow in through the architectural lightwell. The beautiful kitchen features high-end integrated Bosch appliances, radiant in-floor heating, and wide-plank engineered hardwood floors. With 3 spacious bedrooms and a den, there's plenty of space for the whole family. Step outside and relax on the private patio or stroll to nearby Moodyville Park and entrance to the Spirit Trail. Located just blocks away from the vibrant Lower Lonsdale and Shipyards.