



Bernadette Dunnigan PREC*

Presented by:
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Active
R2779692
Board: V
Apartment/Condo

104 121 W 29TH STREET
North Vancouver
Upper Lonsdale
V7N 4L6

Residential Attached
\$789,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$789,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1987
Frontage(feet):	Bathrooms: 2	Age: 36
Frontage(metres):	Full Baths: 2	Zoning: CD-103
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,929.66
Sq. Footage: 0.00	P.I.D.: 007-623-917	For Tax Year: 2022
Flood Plain:	View: Yes :City	Tax Inc. Utilities?:
Complex / Subdiv: Somerset Green	Services Connctd: Community, Electricity, Natural Gas	Tour: Virtual Tour URL
First Nation:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage Underbuilding**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate, Vinyl/Linoleum**

Legal: **STRATA LOT 4 DISTRICT LOT 545 STRATA PLAN VR. 1882 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Finished Floor (Main): 1,097	Units in Development: 137	Tot Units in Strata: 137	Locker: Yes
Finished Floor (Above): 0	Exposure: South, Southwest	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Ascent Property Management	Mgmt. Co's #: 604-431-1800	
Finished Floor (Below): 0	Maint Fee: \$560.64	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management		
Finished Floor (Total): 1,097 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,097 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age: 55+	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'5 x 15'2			x	1	Main	4	Yes
Main	Dining Room	11'1 x 7'2			x	2	Main	3	No
Main	Kitchen	10'7 x 10'7			x	3			
Main	Primary Bedroom	11' x 18'4			x	4			
Main	Bedroom	8'10 x 14'1			x	5			
Main	Laundry	5'2 x 3'4			x	6			
Main	Patio	14'10 x 10'11			x	7			
					x	8			

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

Welcome to your own private oasis, designed for a life of ultimate comfort & convenience! This amazing one-level home is the perfect size for you & your house-sized furniture. With 2 bedrooms, 2 bathrooms, a fantastic floorplan, & OCEAN VIEWS of from its garden level location, this is truly an incredible place to call home. The large primary suite boasts beautiful views & is spacious enough for a king size bed plus plenty of room for additional furniture. In-suite storage & a storage locker, there's no shortage of of storage options. Enjoy access to resort-like amenities...a pool, guest suite, gym, workshop library & games room! Enjoy the terrace where you can relax and take in the views, garden & serenity. This fabulous complex allows 1 dog or cat, & requires 1 resident to be 55+.