



Bernadette Dunnigan PREC*

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Active
R2779682
Board: V
Apartment/Condo

204 2545 LONSDALE AVENUE

North Vancouver
Upper Lonsdale
V7N 3H7

Residential Attached

\$598,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$598,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1975
Frontage(feet):	Bathrooms: 1	Age: 48
Frontage(metres):	Full Baths: 1	Zoning: RM-1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,576.51
Sq. Footage: 0.00	P.I.D.: 003-409-074	For Tax Year: 2022
Flood Plain: No	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Lexington	Services Connctd: Electricity	Tour: Virtual Tour URL
First Nation	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

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

Reno. Year: **2018**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **3 block**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood**

Legal: **STRATA LOT 9 DISTRICT LOT 545 STRATA PLAN VR. 124TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm**

Finished Floor (Main): **907**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **907 sq. ft.**
Unfinished Floor: **0**
Grand Total: **907 sq. ft.**

Units in Development: **23** Tot Units in Strata: **23** Locker: **Yes**
Exposure:
Mgmt. Co's Name: **C & C Property Group** Storeys in Building:
Maint Fee: **\$468.65** Mgmt. Co's #: **604-987-9040**
Maint Fee Includes: **Gardening, Heat, Hot Water, Management** Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
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	14'1 x 11'6			x	1	Main	5	No
Main	Dining Room	15'2 x 10'			x	2			
Main	Kitchen	7'8 x 10'6			x	3			
Main	Bedroom	12'3 x 15'7			x	4			
Main	Den	10'2 x 8'1			x	5			
Main	Patio	23'3 x 4'8			x	6			
					x	7			
					x	8			

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

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Situated in the heart of Upper Lonsdale, this oversized 1 bed + den offers the best of North Vancouver walkability & lifestyle. With 900sqft, this spacious condo on the quiet side of the building features an updated kitchen, bathroom with 2 sinks & new flooring. The open kitchen layout connects to a brilliant dining area large enough to seat 6 guests. Light filled & bright the living room, with its gas fireplace, opens onto a giant west facing patio which spans the length of the entire apartment. A private oasis to relax & watch the sunset at the end of the day. The den is the ideal space for an office, small guest room or much desired bike/ski storage for all the toys needed to enjoy the outdoors. In-suite laundry, 1 parking, 1 add storage & walking distance to the best of Lonsdale!