



Bernadette Dunnigan PREC*

Presented by:
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Active
R2782889
Board: V
Apartment/Condo

304 707 E 3RD STREET
North Vancouver
Queensbury
V7L 1G8

Residential Attached
\$1,299,000 (LP)
(SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,299,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2019**
Frontage(feet): Bathrooms: **2** Age: **4**
Frontage(metres): Full Baths: **2** Zoning: **CD-685**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,117.37**
Sq. Footage: **0.00** For Tax Year: **2022**
Flood Plain: P.I.D.: **030-907-535** Tax Inc. Utilities?:
View: : Tour:
Complex / Subdiv: **Green On Queensbury**
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s)**
Type of Roof: **Other**

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

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

Legal: **STRATA LOT 34 DISTRICT LOT 273 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS6151 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, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry**

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

Finished Floor (Main): **1,156**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,156 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,156 sq. ft.**

Units in Development: **164** Tot Units in Strata: **164** Locker: **No**
Exposure: **South, Southwest** Storeys in Building: **4**
Mgmt. Co's Name: **Associa** Mgmt. Co's #: **604-591-6060**
Maint Fee: **\$550.73** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

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

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: 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	Foyer	9'10 x 6'2			x	1	Main	5	Yes
Main	Living Room	11'10 x 10'11			x	2	Main	4	No
Main	Dining Room	11'10 x 6'10			x	3			
Main	Kitchen	12'6 x 8'9			x	4			
Main	Primary Bedroom	10'4 x 9'4			x	5			
Main	Bedroom	11'5 x 9'2			x	6			
Main	Bedroom	11'5 x 9'2			x	7			
Main	Flex Room	8'9 x 3'9			x	8			

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

Welcome to this incredibly rare 3 bedroom + flex, 2 bathroom end unit with an gorgeous and lush south-facing, park-side outlook! Enjoy stunning ocean views from your peaceful & quiet oasis. Open concept living with space, plenty of natural light and gorgeous finishes throughout. Large kitchen with gas cooking and integrated appliances, large island and tons of counter space perfect for cooking and entertaining. You'll appreciate the cooling system on those beautiful warm evenings. Step out onto the expansive outdoor space and take in the tranquility of parkside living or take a stroll along Spirit Trail minutes away from Lower Lonsdale, Park & Tilford! 2 parking spots, pet friendly. Enjoy this lovely community that features a gym, party room, in an amazing, family-friendly neighbourhood.