



# Bernadette Dunnigan PREC\*

Presented by:  
Oakwyn Realty Ltd.  
Phone: 778-835-0599  
http://www.bernadettedunnigan.com  
Bernadette@Dunniganhomes.com



**Active**  
**R2787224**  
Board: V  
Apartment/Condo

## 413 2800 CHESTERFIELD AVENUE

North Vancouver  
Upper Lonsdale  
V7N 4M1

Residential Attached

**\$829,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$829,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1988</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>35</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-103</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,220.10</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>009-591-125</b>	For Tax Year: <b>2022</b>
Flood Plain:	View: <b>:</b>	Tax Inc. Utilities?:
Complex / Subdiv: <b>Somerset Green</b>	First Nation	Tour:
Services Connctd: <b>Community, Electricity</b>	Sewer Type:	Water Supply: <b>City/Municipal</b>

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

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel, Torch-On**

Reno. Year: **2017**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**  
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: **Tile, Carpet**

Legal: **STRATA LOT 126 DISTRICT LOT 545 STRATA PLAN VR. 1882 TOGETHER WITHAN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.**

Amenities: **Elevator, Garden, In Suite Laundry, Pool; Indoor, 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, Hot Tub Spa/Swirlpool, Microwave**

Finished Floor (Main): **1,128**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,128 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,128 sq. ft.**

Units in Development: **137** Tot Units in Strata: **137** Locker: **Yes**  
Exposure: **West** Storeys in Building:  
Mgmt. Co's Name: **ASCENT REAL ESTATE MGMT** Mgmt. Co's #: **604-431-1800**  
Maint Fee: **\$567.84** Council/Park Apprv?:  
Maint Fee Includes: **Caretaker, Gardening, Management, Recreation Facility, Snow removal**

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

Bylaws Restrictions: **Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: **55+** # of Pets: **1** 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	15' x 14'			x	1	Main	4	Yes
Main	Dining Room	14'11 x 8'11			x	2	Main	3	No
Main	Kitchen	10'3 x 9'10			x	3			
Main	Primary Bedroom	10'6 x 15'3			x	4			
Main	Bedroom	9'3 x 14'4			x	5			
Main	Patio	16'1 x 9'3			x	6			
		x			x	7			
		x			x	8			

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

**Come experience resort-style living in this beautiful, top-floor one-level home! Enjoy 1128 sqft of updated living space with two bedrooms and two baths. From the custom kitchen with stainless steel appliances, stunning stone fireplace facade to the gorgeous natural light that floods through the extra windows, you won't want to miss out on this opportunity. The primary bedroom fits a king size bed plus furniture, while the rest of the home has space for house-sized furniture throughout. There is huge in-suite storage, plus a storage locker and parking too! Enjoy access to a gorgeous pool, hot tub, gym, workshop, library, games room, guest suites, caretaker - all in a well managed building that's rain screened. One resident is to be 55+ years. Now is your chance to own this amazing home!**