



Presented by:  
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**Active**  
**R2789766**  
Board: V  
Apartment/Condo

**302 1145 E 29TH STREET**  
North Vancouver  
Lynn Valley  
V7K 1C3

Residential Attached  
**\$999,000** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$999,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1999</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>24</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RL1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,716.36</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>024-266-485</b>	For Tax Year: <b>2022</b>
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: <b>The Evergreens</b>	First Nation	Tour:
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Hot Water, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **40m** Dist. to School Bus: **5 blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Carpet**

Legal: **STRATA LOT 10 DISTRICT LOT 2022 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS3680TOGETHER 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, Garage Door Opener, Microwave, Vaulted Ceiling**

Finished Floor (Main): <b>1,191</b>	Units in Development: <b>11</b>	Tot Units in Strata: <b>11</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>3</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Ascent Property Management</b>	Mgmt. Co's #: <b>604-431-1800</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$773.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal</b>		
Finished Floor (Total): <b>1,191 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,191 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>		

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **7**

Restricted Age: # of Pets: Cats: Dogs:  
# 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	13'2 x 21'3			x	1	Main	4	Yes
Main	Dining Room	11'7 x 13'0			x	2	Main	4	No
Main	Kitchen	10'3 x 8'2			x	3			
Main	Primary Bedroom	13'5 x 13'2			x	4			
Main	Bedroom	10'11 x 10'4			x	5			
Main	Laundry	2'9 x 7'10			x	6			
Main	Patio	9'1 x 6'5			x	7			
					x	8			

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

**Welcome to THE EVERGREENS! This stunning top floor suite offers luxurious one-level living with breathtaking vaulted ceilings, beautiful natural light, and oversized windows. You'll enjoy approximately 1200 sqft of comfort with two bedrooms, two bathrooms, and a spacious kitchen. With generous sized rooms allowing for house-sized furniture and an enchanting primary suite that fits a king size bed plus furniture; this home has it all! Plus the maintenance fee includes heat, hot water and gas; making it even easier to move right in. Pets are welcomed too! Located in the heart of Lynn Valley you can easily walk to Lynn Valley Village or explore all that Lynn Valley has to offer. Don't miss out on this remarkable opportunity - come see it today!**