



Presented by:

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Active
R2817189
Board: V
Apartment/Condo

102 3125 CAPILANO CRESCENT

North Vancouver
Capilano NV
V7R 4X5

Residential Attached
\$1,399,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2003
Frontage(feet):	Bathrooms: 2	Age: 20
Frontage(metres):	Full Baths: 2	Zoning: CD36
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,148.17
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 025-579-550	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: Capilano Ridge		
First Nation		
Services Connctd: Community, Electricity, Natural Gas		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Gas - Natural**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 21 DISTRICT LOT 607 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS130 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Elevator, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main): 1,400	Units in Development: 50	Tot Units in Strata: 50	Locker: Yes
Finished Floor (Above): 0	Exposure: East	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: PACIFIC QUORUM SQUAMISH	Mgmt. Co's #: 778-770-0380	
Finished Floor (Below): 0	Maint Fee: \$674.59	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management		
Finished Floor (Total): 1,400 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,400 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 9			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'3 x 8'11	Main	Patio	25'4 x 9'9	1	Main	5	Yes
Main	Dining Room	11'3 x 8'1			x	2	Main	3	No
Main	Kitchen	11'1 x 8'11			x	3			
Main	Eating Area	9'10 x 10'10			x	4			
Main	Primary Bedroom	12'2 x 16'4			x	5			
Main	Bedroom	13'4 x 10'4			x	6			
Main	Laundry	6'0 x 6'4			x	7			
Main	Walk-In Closet	4'5 x 8'3			x	8			

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

Welcome to Capilano Ridge! This stunning West Coast/Whistler style home built by Intracorp and designed by the award-winning architecture firm, Raymond Letkeman & Associates. This spacious 2-bedroom + laundry room/storage corner unit has a "townhouse feel" with 2 large patios & almost 1400 sqft of living space-all on one level! With 9 ft ceilings, oversized windows for natural light, radiant floor heat, gas fireplace & gourmet kitchen with granite countertops you'll never want to leave! It's been upgraded with a new roof and Telus fibre optic. 2 underground parking spots (one is EV charging ready), large storage locker & bike room all minutes away from Edgemont Village, Suspension Bridge, Grouse Mtn, Park Royal & Downtown Vancouver! Units like this don't come up often-so don't miss out!