



Presented by:  
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**Active**  
**R2841621**  
Board: V  
Apartment/Condo

**216 111 E 3RD STREET**

North Vancouver  
Lower Lonsdale  
V7L 0C6

Residential Attached

**\$725,000** (LP)   
(SP)



Sold Date: \_\_\_\_\_ If new,GST/HST inc?: \_\_\_\_\_ Original Price: **\$725,000**  
Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2013**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **1** Age: **11**  
Frontage(metres): \_\_\_\_\_ Full Baths: **1** Zoning: **CD-599**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$2,066.63**  
Sq. Footage: **0.00** P.I.D.: **029-140-056** For Tax Year: **2023**  
Flood Plain: \_\_\_\_\_ View: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
Complex / Subdiv: **Versatile Building**  
First Nation \_\_\_\_\_ Services Connctd: **Electricity, Water** Tour: \_\_\_\_\_  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: \_\_\_\_\_  
# of Fireplaces: \_\_\_\_\_ R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: \_\_\_\_\_  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: \_\_\_\_\_  
Parking: **Garage; Underground**  
Dist. to Public Transit: **steps away** Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: \_\_\_\_\_  
Fixtures Rmvd: \_\_\_\_\_  
Floor Finish: **Laminate**

Legal: **STRATA LOT 1 DISTRICT LOT 274 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS1235 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, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): <b>676</b>	Units in Development: <b>72</b>	Tot Units in Strata: <b>72</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: _____	Storeys in Building: _____	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Stratawest</b>	Mgmt. Co's #: _____	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$404.16</b>	Council/Park Apprv?: _____	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Heat, Hot Water, Sewer, Water</b>		
Finished Floor (Total): <b>676 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>676 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		

Suite: \_\_\_\_\_  
Basement: **None**  
Crawl/Bsmt. Ht: \_\_\_\_\_ # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **6**  
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	11' x 11'7			x	1	Main	4	Yes
Main	Kitchen	10'4 x 11'4			x	2			
Main	Den	9' x 7'2			x	3			
Main	Foyer	4'1 x 6'2			x	4			
Main	Primary Bedroom	11'10 x 10'5			x	5			
Main	Patio	7'5 x 13'1			x	6			
					x	7			
					x	8			

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

**Experience urban serenity in "Versatile", a boutique building by Intracorp, nestled in the vibrant heart of Lower Lonsdale. This tranquil 1-bedroom and den unit boasts a thoughtfully designed floor plan that effortlessly flows onto an OVERSIZED PRIVATE PATIO within a private inner courtyard, providing your own personal oasis. The adaptable den offers endless possibilities, transforming into an additional bedroom, home office, or guest room as per your needs. Premium finishings grace the unit, with features like luxurious and comfortable in-floor radiant heat, wide-plank flooring, and top-tier appliances from Fisher Paykel, Blomberg, and Fulgor. Includes a parking spot and storage locker and is pet-friendly. Enjoy proximity to LOLO's vibrant eateries, the Shipyards, Sea Bus, and ocean.**