



Presented by:  
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**Active**  
**R3027215**

Board: V  
 Apartment/Condo

**202 3125 CAPILANO CRESCENT**

North Vancouver  
 Capilano NV  
 V7R 4X5

Residential Attached

**\$1,099,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,099,000**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2002**  
 Frontage(feet): Bathrooms: **2** Age: **23**  
 Frontage(metres): Full Baths: **2** Zoning: **CD36**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,775.27**  
 Sq. Footage: **0.00** For Tax Year: **2024**  
 Flood Plain: P.I.D.: **025-579-665** Tax Inc. Utilities?:  
 View: : Tour: [Virtual Tour URL](#)  
 Complex / Subdiv: **CAPILANO RIDGE**  
 First Nation Reserv...  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **210m** Dist. to School Bus: **1.5km**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: **Yes: Glass wall art**  
 Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 32, PLAN BCS130, DISTRICT LOT 607, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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: **Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **1,347**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,347 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,347 sq. ft.**

Units in Development: **50**  
 Exposure:  
 Mgmt. Co's Name: **Pacific Quorum**  
 Maint Fee: **\$674.59**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Management**

Tot Units in Strata: **50** Locker: **Yes**  
 Storeys in Building:  
 Mgmt. Co's #:  
 Council/Park Apprv?:

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

# of Levels: **1**  
 # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: # of Pets: **2**  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'8 x 9'10	Main	Laundry	7'1 x 5'10	1	Main	5	Yes
Main	Dining Room	13'8 x 12'10			x	2	Main	3	No
Main	Living Room	14'1 x 12'4			x	3			
Main	Family Room	10'3 x 11'3			x	4			
Main	Kitchen	11'4 x 8'8			x	5			
Main	Primary Bedroom	12'7 x 16'10			x	6			
Main	Walk-In Closet	4'5 x 6'7			x	7			
Main	Bedroom	13'9 x 10'7			x	8			

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

**Rare Find! Experience rare TOP FLOOR (no unit above!) spacious One-Level Condo in prime Edgemont location. Enjoy 2 large bedrooms, 2 bathrooms, a full laundry room, and a huge private deck in this expansive 1350 sqft condo with high vaulted ceilings and no one above you. The open living room, dining room, and kitchen with family room/nook offer perfect spaces for entertaining. Radiant infloor heating throughout. Heat is included in the monthly strata fee. Walk to Edgemont Village, river trails, and enjoy free access to Capilano Suspension Bridge. Very proactive strata with new roof and new boilers. 2 dedicated large side by side parking spots with a private EV charger, and a big private storage unit. Top school catchments of Highlands Elementary and Handsworth Secondary. Pets welcome.**

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