



Presented by:
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Active
R3031449
 Board: V
 Townhouse

5 249 E 4TH STREET
 North Vancouver
 Lower Lonsdale
 V7L 1J1

Residential Attached

\$1,468,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,468,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1991
Frontage(feet):	Bathrooms: 4	Age: 34
Frontage(metres):	Full Baths: 3	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,848.81
Sq. Footage: 0.00		For Tax Year: 2024
Flood Plain:	P.I.D.: 016-584-767	Tax Inc. Utilities?:
View:		Tour: Virtual Tour URL
Complex / Subdiv: NORTHGATE COURT		
First Nation Reserv...		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **Nearby** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **Yes: bsmt wine fridge, freezer & drapes, lggrm & kids bdrm mirror**
 Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 5, PLAN VAS2759, DISTRICT LOT 274, 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 1**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **603**
 Finished Floor (Above): **590**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **550**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,743 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,743 sq. ft.**

Units in Development: **12**
 Exposure: **South**
 Mgmt. Co's Name: **Strataco**
 Maint Fee: **\$800.70**
 Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Management, Snow removal**

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

Locker: **Yes**

Suite:
 Basement: **Fully Finished**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets:
 # 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	Living Room	12'1 x 10'5	Below	Bedroom	14'0 x 16'1	1	Main	2	No
Main	Dining Room	7'6 x 11'11	Below	Laundry	11'2 x 10'2	2	Above	4	Yes
Main	Kitchen	8'4 x 17'3			x	3	Above	4	No
Main	Foyer	7'7 x 9'0			x	4	Below	3	No
Above	Primary Bedroom	10'11 x 12'7			x	5			
Above	Walk-In Closet	5'3 x 5'1			x	6			
Above	Bedroom	8'4 x 11'0			x	7			
Above	Bedroom	8'9 x 9'1			x	8			

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

Experience the feel of a detached home in this BEAUTIFULLY RENOVATED, END-UNIT townhome nestled on a quiet, tree-lined street in sought-after Lower Lonsdale. The open-concept main floor showcases a sleek kitchen with oversized island, gorgeous flooring, and a refined fireplace surround and seamlessly flows to a sun-drenched 300 sq ft patio—perfect for entertaining. Upstairs, find 3 generously sized bedrooms and 2 spa-inspired bathrooms, including a serene primary retreat with ensuite, walk-in closet & patio. Lower level offers a recreation space, (easy conversion to 4th bedroom) with heated floors and full ensuite. In the basement is a spacious laundry/mudroom, ample crawlspace storage which connects directly to two secure parking stalls, and a dedicated locker.

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 1 Page