



Presented by:  
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**Active**  
**R3085537**

Board: V  
Apartment/Condo



**905 110 W 4TH STREET**

North Vancouver  
Lower Lonsdale  
V7M 3H3

Residential Attached

**\$599,000 (LP)**

(SP)

Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$599,000</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>1981</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>45</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>RH-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,717.74</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>004-797-213</b>	Tax Inc. Utilities?:
View: <b>Yes : Ocean, Mountains, Lions Gate</b>	Complex / Subdiv: <b>Ocean Vista</b>	Tour:
First Nation Reserv...		
Services Connctd:	<b>Electricity, Sanitary Sewer, Water</b>	
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit, Upper Unit**

Construction: **Concrete**  
Exterior: **Concrete**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**

# of Fireplaces: R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Electric**

Outdoor Area: **Balcony(s)**

Type of Roof: **Tar & Gravel**

Reno. Year: **2022**

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:

Parking: **Garage; Underground**

Dist. to Public Transit: **150m**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: **Laminate, Tile**

Dist. to School Bus: **1.9km**

Legal: **STRATA LOT 45, PLAN VAS858, 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: **Bike Room, Elevator, Exercise Centre, Shared Laundry, Storage, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher, Refrigerator, Stove**

Finished Floor (Main): **607**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **607 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **607 sq. ft.**

Units in Development:  
Exposure: **Southwest**  
Mgmt. Co's Name: **Associa**  
Maint Fee: **\$467.96**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **1** Locker: **Yes**

Storeys in Building:

Mgmt. Co's #:

Council/Park Apprv?:

Suite:

Basement: **None**

Crawl/Bsmtn. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **5**

Bylaws Restrictions: **Rentals Allwd w/Restrctns**

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?
<b>Main</b>	<b>Living Room</b>	<b>12'2 x 12'7</b>			x	1	<b>Main</b>	<b>4</b>	<b>No</b>
<b>Main</b>	<b>Dining Room</b>	<b>7'9 x 8'6</b>			x	2			
<b>Main</b>	<b>Kitchen</b>	<b>7'4 x 7'6</b>			x	3			
<b>Main</b>	<b>Foyer</b>	<b>8'2 x 4'7</b>			x	4			
<b>Main</b>	<b>Bedroom</b>	<b>10'7 x 10'6</b>			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

**Spectacular southwest PANORAMIC VIEWS of the OCEAN, city skyline, Lions Gate Bridge & the Lions define this LUXURIOUSLY RENOVATED corner residence in a solid concrete building, in the heart of Lower Lonsdale. Thoughtfully updated, it features a new kitchen, custom cabinetry updated bathroom, luxury vinyl plank floors, new baseboards, smooth ceilings, quartz countertops, & new pot lighting. Bright, generously proportioned living & dining areas easily accommodate full-size furnishings, while principal rooms showcase the stunning views. The well-managed building offers amenities including a gym, lounge, tennis court, landscaped courtyard & secure bike storage. Just steps to Lonsdale Quay, Shipyards, SeaBus, dining, breweries & all conveniences. Elevated urban living in the heart of Lolo.**