



Presented by:
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Active
R3101919
 Board: V
 Apartment/Condo

905 110 W 4TH STREET
 North Vancouver
 Lower Lonsdale
 V7M 3H3

Residential Attached
\$550,000 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$550,000**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1981**
 Frontage(feet): Bathrooms: **1** Age: **45**
 Frontage(metres): Full Baths: **1** Zoning: **RH-1**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,717.74**
 Sq. Footage: **0.00** For Tax Year: **2024**
 Flood Plain: P.I.D.: **004-797-213** Tax Inc. Utilities?:
 View: **Yes : Ocean, Mountains, Lions Gate** Tour:
 Complex / Subdiv: **Ocean Vista**
 First Nation Reserv...
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations: **Completely** Reno. Year: **2022**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel: Rain Screen:
 Fuel/Heating: **Electric** Metered Water:
 Outdoor Area: **Balcony(s)** R.I. Plumbing:
 Type of Roof: **Tar & Gravel**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **150m** Dist. to School Bus: **1.9km**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Tile**

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** Units in Development: **85** Tot Units in Strata: **85** Locker: **Yes**
 Finished Floor (Above): **0** Exposure: **Southwest** Storeys in Building:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Associa** Mgmt. Co's #:
 Finished Floor (Below): **0** Maint Fee: **\$476.96** Council/Park Apprv?:
 Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Finished Floor (Total): **607 sq. ft.**
 Unfinished Floor: **0**

Grand Total: **607 sq. ft.** Bylaws Restrictions: **Pets Not Allowed, Rentals Allwd w/Restrctns**
 Suite: Restricted Age: # of Pets: Cats: **No** Dogs: **No**
 Basement: **None** # or % of Rentals Allowed:
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 # of Kitchens: **1** # of Rooms: **5** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'2 x 12'7			x	1	Main	4	No
Main	Dining Room	7'9 x 8'6			x	2			
Main	Kitchen	7'4 x 7'6			x	3			
Main	Foyer	8'2 x 4'7			x	4			
Main	Bedroom	10'7 x 10'6			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.