



Presented by:  
**Bernadette Dunnigan PREC\***  
 Dunnigan Homes Real Estate Group  
 Oakwyn Realty Ltd.  
 Phone: 778-835-0599  
<http://www.bernadettedunnigan.com>  
[Bernadette@Dunniganhomes.com](mailto:Bernadette@Dunniganhomes.com)



**Active** **R3116142** **405 2059 CHESTERFIELD AVENUE** Residential Attached  
 Board: V North Vancouver Central Lonsdale **\$798,000** (LP)  
 Apartment/Condo V7M 2P4 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$798,000**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1996**  
 Frontage(feet): Bathrooms: **2** Age: **30**  
 Frontage(metres): Full Baths: **2** Zoning: **CD-242**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,761.47**  
 Sq. Footage: **0.00** For Tax Year: **2025**  
 Flood Plain: P.I.D.: **019-203-012** Tax Inc. Utilities?:  
 View: : Tour:  
 Complex / Subdiv: **Ridge Park Gardens**  
 First Nation Reserv...  
 Services Connctd: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit** Total Parking: **1** Covered Parking: **1** Parking Access:  
 Construction: **Frame - Wood** Parking: **Garage; Underground**  
 Exterior: **Stucco, Wood** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**  
 Renovations: Reno. Year: Fixtures Leased: :  
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: :  
 Fireplace Fuel: **Gas - Natural** Metered Water: :  
 Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing: :  
 Outdoor Area: **Balcony(s)** Floor Finish: **Laminate**  
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 23, PLAN LMS1890, DISTRICT LOT 548, 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, Club House, Elevator, Guest Suite, In Suite Laundry**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): <b>1,021</b>	Units in Development: <b>42</b>	Tot Units in Strata:	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (Abv/Main2): <b>0</b>	Mgmt. Co's Name: <b>Ascent Management</b>	Mgmt. Co's #: <b>604-431-1800</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$646.20</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Management, Recreation Facility</b>		
Finished Floor (Total): <b>1,021 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Unfinished Floor: <b>0</b>	Restricted Age: <b>55+</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Grand Total: <b>1,021 sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsm. Ht:			
# of Kitchens: <b>1</b>			
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 12'7			x	1	Main	4	Yes
Main	Dining Room	10'2 x 12'7			x	2	Main	3	No
Main	Kitchen	9'11 x 9'10			x	3			
Main	Primary Bedroom	12'8 x 10'10			x	4			
Main	Bedroom	9'9 x 14'5			x	5			
Main	Foyer	9'10 x 6'0			x	6			
		x			x	7			
		x			x	8			

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

**Spacious & filled with natural light, this beautifully maintained 2 bed, 2 bath home offers 1,020 sqft of comfortable living in a warm 55+ community. Designed for comfortable downsizing, it features separated bedrooms for privacy, a generous primary suite, & a spacious living & dining area that easily accommodates house-sized furniture for entertaining family & friends. The bright, functional kitchen is filled with natural light, featuring a window over the sink & sliding glass doors that open to a large balcony, creating a seamless indoor-outdoor flow. Newer stainless steel appliances and an inviting eat-in area complete the space. Well-run strata welcomes pets & offers outstanding amenities: workshop, gym, billiards room, guest suite, lounge with fireplace, TV room, & courtyard garden.**