



Presented by:  
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**Active**  
**R3116058**  
 Board: V  
 Apartment/Condo

**107 715 W 15TH STREET**  
 North Vancouver  
 Mosquito Creek  
 V7M 1T2

Residential Attached  
**\$995,000** (LP)  
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$995,000**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2020**  
 Frontage(feet): Bathrooms: **2** Age: **6**  
 Frontage(metres): Full Baths: **2** Zoning: **CD-690**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,253.88**  
 Sq. Footage: **0.00** For Tax Year: **2025**  
 Flood Plain: P.I.D.: **031-145-159** Tax Inc. Utilities?:  
 View: : Tour:  
 Complex / Subdiv: **Creston**  
 First Nation Reserv...  
 Services Connctd: **Electricity, Sanitary Sewer, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey, Corner Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Fibre Cement Board, Mixed**  
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
 # of Fireplaces: R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: Metered Water:  
 Fuel/Heating: **Radiant** R.I. Plumbing:  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **180m** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Laminate**

Legal: **STRATA LOT 17, PLAN EPS5766, DISTRICT LOT 265, 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 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Garden, Playground, Storage**

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

|  |   |                      |                                   |
|--|---|----------------------|-----------------------------------|
| Finished Floor (Main): <b>1,054</b>          | Units in Development: <b>52</b>   | Tot Units in Strata: | Locker: <b>Yes</b>                |
| Finished Floor (Above): <b>0</b>             | Exposure: <b>West</b>   | Storeys in Building: |                                   |
| Finished Floor (AbvMain2): <b>0</b>          | Mgmt. Co's Name: <b>Rancho Management</b>   | Mgmt. Co's #:        |                                   |
| Finished Floor (Below): <b>0</b>             | Maint Fee: <b>\$713.20</b>  | Council/Park Apprv?: |                                   |
| Finished Floor (Basement): <b>0</b>          | Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Sewer, Snow removal</b> |                      |                                   |
| Finished Floor (Total): <b>1,054 sq. ft.</b> | Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>           |                      |                                   |
| Unfinished Floor: <b>0</b>                   | Restricted Age:   | # of Pets: <b>2</b>  | Cats: <b>Yes</b> Dogs: <b>Yes</b> |
| Grand Total: <b>1,054 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/Bsmt. Ht:                              |   |                      |                                   |
| # of Kitchens: <b>1</b>                      |   |                      |                                   |
| # of Rooms: <b>8</b>                         |   |                      |                                   |

| Floor | Type            | Dimensions  | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Living Room     | 11'4 x 12'8 |       |      | x          | 1    | Main  | 3           | No       |
| Main  | Dining Room     | 5'4 x 16'10 |       |      | x          | 2    | Main  | 4           | Yes      |
| Main  | Kitchen         | 9'1 x 12'9  |       |      | x          | 3    |       |             |          |
| Main  | Primary Bedroom | 14'9 x 12'0 |       |      | x          | 4    |       |             |          |
| Main  | Walk-In Closet  | 5'7 x 6'3   |       |      | x          | 5    |       |             |          |
| Main  | Bedroom         | 8'9 x 12'6  |       |      | x          | 6    |       |             |          |
| Main  | Walk-In Closet  | 5'10 x 4'1  |       |      | x          | 7    |       |             |          |
| Main  | Foyer           | 12'11 x 5'3 |       |      | x          | 8    |       |             |          |

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

**Spectacular, design-forward retreat in a central North Vancouver location, this 2 bed, 2 bath corner home offers 1050 sqft with a beautiful open, functional layout & separated bedrooms for privacy or work-from-home flexibility. Elevated above ground level, it feels private, secure, & quietly away from the street. High ceilings & abundant natural light create an airy, modern vibe throughout. Custom millwork elevates both style and storage, including floor-to-ceiling living room cabinetry, California Closets in every closet, a Murphy bed with built-in storage in the 2nd bedroom. The kitchen features an oversized quartz island, ample storage, & premium Bosch and Fisher & Paykel appliances. Step outside to a 111 sq ft west-facing deck. 1 parking spot, visitor parking and 2 storage lockers!**