



Presented by:
Bernadette Dunnigan PREC*

Dunnigan Homes Real Estate Group
Oakwyn Realty Ltd.
Phone: 778-835-0599
<http://www.dunniganhomes.com>
Bernadette@Dunniganhomes.com



Active
R3172042
Board: V
Apartment/Condo

906 112 E 13TH STREET
North Vancouver
Central Lonsdale
V7L 0E4

Residential Attached

\$1,250,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 2	Age: 9
Frontage(metres):	Full Baths: 2	Zoning: CD-631
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$4,042.42
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 030-210-097	Tax Inc. Utilities?:
View: Yes : Panoramic Ocean City Mountain		Tour: Virtual Tour URL
Complex / Subdiv: Centreview		
First Nation Reserv...		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey, Corner Unit, Upper Unit**
Construction: **Concrete Frame**
Exterior: **Glass, Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Heat Pump**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **Steps** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Carpet**

Legal: **STRATA LOT 60, PLAN EPS3752, DISTRICT LOT 549, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PHASE 1, 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: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room, Storage**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer**

Finished Floor (Main): **1,075**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,075 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,075 sq. ft.**

Units in Development: **337**
Exposure: **Southwest**
Mgmt. Co's Name: **Rancho Management**
Maint Fee: **\$889.02**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata: **337** Locker: **Yes**
Storeys in Building: **24**
Mgmt. Co's #: **778-532-4205**
Council/Park Apprv?:

Suite:
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
of Pets: **2**
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	Foyer	10' x 6'9			x	1	Main	4	No
Main	Kitchen	8'2 x 9'3			x	2	Main	4	Yes
Main	Living Room	15'7 x 12'6			x	3			
Main	Dining Room	15'7 x 9'0			x	4			
Main	Primary Bedroom	11'9 x 10'8			x	5			
Main	Walk-In Closet	7'7 x 4'8			x	6			
Main	Bedroom	12'4 x 10'7			x	7			
Main	Den	8'1 x 8'6			x	8			

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

Jaw-dropping, design-forward luxury in the sky. This southwest corner residence in the heart of Central Lonsdale delivers unmatched PANORAMIC SOUTHWEST OCEAN, city, & mountain VIEWS. This 2 Bed + Den, 2 Bath home is wrapped in floor-to-ceiling glass, soaring ceilings, and an expansive wraparound terrace made for elevated living and entertaining. The chef-inspired stone kitchen features sleek custom millwork and premium finishes throughout. The primary suite is a private retreat with showstopping views and a spa-calibre ensuite with dual vanities, soaker tub, and glass shower. Complete with AC, 2 parking stalls, storage, bike storage, and resort-level amenities. A rare, standout offering that redefines elevated living in Central Lonsdale An unmatched location and lifestyle opportunity.