



Presented by:
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Active **R3119199** **312 110 E 17TH STREET** Residential Attached
 Board: V North Vancouver **\$799,000** (LP)
 Apartment/Condo Central Lonsdale (SP) **M**
 V7L 2V5



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$799,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2026**
 Frontage(feet): Bathrooms: **1** Age: **0**
 Frontage(metres): Full Baths: **1** Zoning: **MF**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year: P.I.D.: **031-737-713**
 Flood Plain: View: **:** Tax Inc. Utilities?:
 Complex / Subdiv: **LENOX** Tour:
 First Nation Reserv...
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Concrete** Parking: **Garage; Underground, Visitor Parking**
 Exterior: **Brick, Mixed** Dist. to Public Transit: **68m** Dist. to School Bus: **1.2km**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: Property Disc.: **No**
 # of Fireplaces: R.I. Fireplaces: Reno. Year: Fixtures Leased: **:**
 Fireplace Fuel: Rain Screen: Fixtures Rmvd: **:**
 Fuel/Heating: **Heat Pump** R.I. Plumbing: Floor Finish: **Laminate**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Legal: **LOT 1 BLOCK 18 DISTRICT LOT 549 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP121463**

Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main): 643	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 0	Exposure:	Stores in Building:	
Finished Floor (Abv/Main2): 0	Mgmt. Co's Name: Rancho Management Services	Mgmt. Co's #: 604-684-4508	
Finished Floor (Below): 0	Maint Fee: \$433.22	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 643 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Grand Total: 643 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 12'8			x	1	Main	3	Yes
Main	Kitchen	12'0 x 11'4			x	2			
Main	Primary Bedroom	8'10 x 10'5			x	3			
Main	Den	8'7 x 5'11			x	4			
Main	Foyer	2'11 x 8'11			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

A refined retreat at Polygon's Lennox, a sought after boutique building in the heart of Central Lonsdale. This BRAND NEW 1 bed + den offers 642 sqft on the quiet side of this design-forward building. Over-height ceilings and wide plank floors elevate the space, while a covered terrace extends your living outdoors. The kitchen is sleek & functional with custom millwork, integrated appliances, stone counters, & large island made for gathering. A large den perfect for an office, guest space. Unwind in a spa-inspired ensuite with rich finishes and a bench shower, plus a walk-in closet. Parking & a storage locker completes the package. Enjoy A/C, fitness studio, and a landscaped terrace with fire pit, just steps to shops, restaurants, and the new Harry Jerome Rec Centre.

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