


Presented by:
Grant Gardner P.R.E.C

Prudential Sussex Realty
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 Email: grant@grantgardner.com
 Website: www.grantgardner.com

| North Vancouver, Lynn Valley 1139 ROSS RD, V7K 1C6 | | MLS# V966224 | | Residential Attached Active | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | List Price: \$620,000 Previous Price: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Subdiv/Complex: HIGHGATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table style="width:100%; border: none;"> <tr> <td style="width: 33%;">Frontage:</td> <td style="width: 33%;">Approx Yr Blt: 2002</td> <td style="width: 33%;">PID: 025-478-745</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Type: Townhouse</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 10</td> <td>Zoning: MF</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 3</td> <td>Taxes: \$3,313 (2012)</td> </tr> <tr> <td>Stories in Bldg: 2</td> <td>Bathrooms: 2</td> <td>If New GST/HST Incl:</td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 2</td> <td>Tax Incl Utilities:</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td>Apprvl Reqd:</td> </tr> <tr> <td>Fixtures Lsd:</td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed:</td> <td></td> <td></td> </tr> <tr> <td>View: N</td> <td></td> <td></td> </tr> </table> | | | | | Frontage: | Approx Yr Blt: 2002 | PID: 025-478-745 | Depth/Size: | | Type: Townhouse | Lot SqFt: 0 | Age at List Date: 10 | Zoning: MF | Exposure: | Bedrooms: 3 | Taxes: \$3,313 (2012) | Stories in Bldg: 2 | Bathrooms: 2 | If New GST/HST Incl: | Flood Plain: | Full Baths: 2 | Tax Incl Utilities: | Meas. Type: | Half Baths: 0 | Apprvl Reqd: | Fixtures Lsd: | | | Fixt Removed: | | | View: N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Frontage: | Approx Yr Blt: 2002 | PID: 025-478-745 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depth/Size: | | Type: Townhouse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot SqFt: 0 | Age at List Date: 10 | Zoning: MF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exposure: | Bedrooms: 3 | Taxes: \$3,313 (2012) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stories in Bldg: 2 | Bathrooms: 2 | If New GST/HST Incl: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flood Plain: | Full Baths: 2 | Tax Incl Utilities: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Meas. Type: | Half Baths: 0 | Apprvl Reqd: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fixtures Lsd: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fixt Removed: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| View: N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width:100%; border: none;"> <tr> <td style="width: 33%;">Style of Home: 2 Storey</td> <td style="width: 33%;">Total Parking: 1</td> <td style="width: 33%;">Covered Parking: 1</td> </tr> <tr> <td>Construction: Frame - Wood</td> <td>Parking Access: Front</td> <td></td> </tr> <tr> <td>Foundation: Concrete Perimeter</td> <td>Parking Facilities: Garage; Underground, Visitor Parking</td> <td></td> </tr> <tr> <td>Exterior: Vinyl, Other</td> <td></td> <td></td> </tr> <tr> <td>Rain Screen:</td> <td>R/I Plumbing:</td> <td></td> </tr> <tr> <td>Type of Roof: Asphalt</td> <td></td> <td></td> </tr> <tr> <td>Renovations:</td> <td>Reno Year:</td> <td></td> </tr> <tr> <td>Flooring:</td> <td>Dist to Public Trans:</td> <td>Dist to School/Bus:</td> </tr> <tr> <td>Water Supply: City/Municipal</td> <td>Units in Development:</td> <td>Total Units in Strata:</td> </tr> <tr> <td>Heat/Fuel: Natural Gas, Electric, Baseboard</td> <td>Locker:</td> <td></td> </tr> <tr> <td>No. of Fireplaces: 1</td> <td>Possession:</td> <td></td> </tr> <tr> <td>Fireplace Fuel: Gas - Natural</td> <td>Title to Land: Freehold Strata</td> <td></td> </tr> <tr> <td>Outdoor Area: Patio(s)</td> <td>Seller's Interest: Registered Owner</td> <td></td> </tr> <tr> <td></td> <td>Mortgage Info: \$0</td> <td></td> </tr> <tr> <td></td> <td>Property Disclosure: Y</td> <td></td> </tr> <tr> <td>Mngmt Co:</td> <td>Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions</td> <td></td> </tr> <tr> <td>Mngmt Ph:</td> <td>Maint Fee: \$294.45</td> <td></td> </tr> </table> | | | | | Style of Home: 2 Storey | Total Parking: 1 | Covered Parking: 1 | Construction: Frame - Wood | Parking Access: Front | | Foundation: Concrete Perimeter | Parking Facilities: Garage; Underground, Visitor Parking | | Exterior: Vinyl, Other | | | Rain Screen: | R/I Plumbing: | | Type of Roof: Asphalt | | | Renovations: | Reno Year: | | Flooring: | Dist to Public Trans: | Dist to School/Bus: | Water Supply: City/Municipal | Units in Development: | Total Units in Strata: | Heat/Fuel: Natural Gas, Electric, Baseboard | Locker: | | No. of Fireplaces: 1 | Possession: | | Fireplace Fuel: Gas - Natural | Title to Land: Freehold Strata | | Outdoor Area: Patio(s) | Seller's Interest: Registered Owner | | | Mortgage Info: \$0 | | | Property Disclosure: Y | | Mngmt Co: | Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions | | Mngmt Ph: | Maint Fee: \$294.45 | | | | | | | | | | | | | | | | | | | | | | | |
| Style of Home: 2 Storey | Total Parking: 1 | Covered Parking: 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Construction: Frame - Wood | Parking Access: Front | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Exterior: Vinyl, Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rain Screen: | R/I Plumbing: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Type of Roof: Asphalt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Renovations: | Reno Year: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Flooring: | Dist to Public Trans: | Dist to School/Bus: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Water Supply: City/Municipal | Units in Development: | Total Units in Strata: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat/Fuel: Natural Gas, Electric, Baseboard | Locker: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| No. of Fireplaces: 1 | Possession: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Fireplace Fuel: Gas - Natural | Title to Land: Freehold Strata | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Outdoor Area: Patio(s) | Seller's Interest: Registered Owner | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Mortgage Info: \$0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Property Disclosure: Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mngmt Co: | Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mngmt Ph: | Maint Fee: \$294.45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal: PL BCS61 LT 28 DL 2022 LD 36 THE STRATA LOT AS SHOWN ON FORM V. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amenities: Bike Room, Club House, Exercise Centre, Garden, In Suite Laundry, Playground | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Features Incl: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Influences: Central Location, Shopping Nearby, Recreation Nearby | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width:100%; border: none;"> <thead> <tr> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> </tr> </thead> <tbody> <tr> <td>Main F.</td> <td>Living Room</td> <td>17' X 14'8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Dining</td> <td>10'5 X 8'6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Kitchen</td> <td>11' X 8'6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Den</td> <td>9'5 X 7'2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>12'4 X 11'5</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>9' X 8'4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>10' X 9'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | <u>Floor</u> | <u>Type</u> | <u>Dimensions</u> | <u>Floor</u> | <u>Type</u> | <u>Dimensions</u> | <u>Floor</u> | <u>Type</u> | <u>Dimensions</u> | Main F. | Living Room | 17' X 14'8 | | | | | | | Main F. | Dining | 10'5 X 8'6 | | | | | | | Main F. | Kitchen | 11' X 8'6 | | | | | | | Main F. | Den | 9'5 X 7'2 | | | | | | | Above | Master Bedroom | 12'4 X 11'5 | | | | | | | Above | Bedroom | 9' X 8'4 | | | | | | | Above | Bedroom | 10' X 9' | | | | | | |
| <u>Floor</u> | <u>Type</u> | <u>Dimensions</u> | <u>Floor</u> | <u>Type</u> | <u>Dimensions</u> | <u>Floor</u> | <u>Type</u> | <u>Dimensions</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main F. | Living Room | 17' X 14'8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main F. | Dining | 10'5 X 8'6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main F. | Kitchen | 11' X 8'6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main F. | Den | 9'5 X 7'2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Master Bedroom | 12'4 X 11'5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Bedroom | 9' X 8'4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Bedroom | 10' X 9' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width:100%; border: none;"> <tr> <td style="width: 33%;">Floor Area (SqFt):</td> <td style="width: 33%;">Total # Rooms: 7</td> <td style="width: 33%;"><u>Bathrooms</u></td> </tr> <tr> <td>Finished Floor Area Main: 583</td> <td>Finished Levels: 2</td> <td>1 3 Piece; Ensuite: Y; Level: Above</td> </tr> <tr> <td>Finished Floor Area Up: 628</td> <td>Basement Area: None</td> <td>2 4 Piece; Ensuite: N; Level: Main F.</td> </tr> <tr> <td>Finished Floor Area Down: 0</td> <td></td> <td>3</td> </tr> <tr> <td>Finished Floor Area Bsmt: 0</td> <td>Bsmt Height:</td> <td>4</td> </tr> <tr> <td>Total Finished Floor Area: 1,211</td> <td>Restricted Age:</td> <td>5</td> </tr> <tr> <td></td> <td># Pets / Cats; Dogs:</td> <td>6</td> </tr> <tr> <td>Unfinished Floor Area: 0</td> <td># or % Rentals:</td> <td>7</td> </tr> <tr> <td>Grand Total Floor Area: 1,211</td> <td></td> <td>8</td> </tr> </table> | | | | | | Floor Area (SqFt): | Total # Rooms: 7 | <u>Bathrooms</u> | Finished Floor Area Main: 583 | Finished Levels: 2 | 1 3 Piece; Ensuite: Y; Level: Above | Finished Floor Area Up: 628 | Basement Area: None | 2 4 Piece; Ensuite: N; Level: Main F. | Finished Floor Area Down: 0 | | 3 | Finished Floor Area Bsmt: 0 | Bsmt Height: | 4 | Total Finished Floor Area: 1,211 | Restricted Age: | 5 | | # Pets / Cats; Dogs: | 6 | Unfinished Floor Area: 0 | # or % Rentals: | 7 | Grand Total Floor Area: 1,211 | | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor Area (SqFt): | Total # Rooms: 7 | <u>Bathrooms</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor Area Main: 583 | Finished Levels: 2 | 1 3 Piece; Ensuite: Y; Level: Above | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor Area Up: 628 | Basement Area: None | 2 4 Piece; Ensuite: N; Level: Main F. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor Area Down: 0 | | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor Area Bsmt: 0 | Bsmt Height: | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Finished Floor Area: 1,211 | Restricted Age: | 5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | # Pets / Cats; Dogs: | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished Floor Area: 0 | # or % Rentals: | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grand Total Floor Area: 1,211 | | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Listing Broker(s): Prudential Sussex Realty | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional 3 bedroom/2 bathroom + den townhouse conveniently located near Lynn Valley Mall, restaurants, schools, the library, transit and other amenities. Gourmet kitchen features stainless steel appliances, beautiful granite countertops, and ceramic flooring. BBQ year round under your covered balcony and enjoy the wonderful view of the northshore mountains. For floor plan and detailed property information, please visit listing agent's website. Open House: Sunday, August 12th 2:30-4:00 pm & Wednesday, August 15th 10:00-12:00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |