

North Vancouver, Lynn Valley

MLS# V1053192

Residential Attached

413 1150 E 29TH ST, V7K 3E2

Active



List Price:	\$479,500	Days on Mkt:	3
List Date:	18-Mar-14	Expiry Date:	03-Mar-15
Subdiv/Complex:		PID:	025-479-032
Previous Price:		Approx Yr Blt:	2002
Original Price:	\$479,500	Age at List Date:	12
Meas. Type:		Type:	Apartment/Condo
Depth/Size:		Zoning:	CD29
Lot Size SqFt:	0.00	Taxes:	\$3,096 (2013)
Exposure:		If New GST/HST Incl:	
Stories in Bldg:		Tax Incl Utils:	
Fixtures Lsd:			
Fixt Rem:	Y - Microwave		
View:	Y - Mountains		

Style of Home:	Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:		Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	Yes		
Mgmt. Co's Name:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mgmt. Co's Phone:		Maint Fee:	\$338.86		

Maint Charge Incl: **Gas, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Caretaker**Legal: **PL BCS61 LT 57 DL 2022 LD 36 THE STRATA LOT AS SHOWN ON FORM V.**Amenities: **Exercise Centre, In Suite Laundry, Bike Room**Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**Site Influences: **CENTR, SHPNR, TREED, RECNR, PRSET**Services Con: **SASEW, STSEW, WATER, ELEC**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'			X			X
Main F.	Dining	12' X 12'			X			X
Main F.	Kitchen	10' X 8'			X			X
Main F.	Master Bedroom	11' X 12'			X			X
Main F.	Bedroom	12' X 10'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms:	
Finished Floor Area Main:	902	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	902	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs: 2 / Cats: Y; Dogs: Y		6	
Grand Total Floor Area:	902	# or % Rentals: 10		7	
				8	

Listing Broker 1:	Prudential Sussex Realty	604-984-9711	Appointments:	Phone L.R. First
Listing Sales Rep 1:	Grant J. Gardner PREC* grant@grantgardner.com	604-990-6468	For Appts Call:	Johanna !!NO TOUCHBASE!
Listing Broker 2:			Appointment Ph:	604-984-7653
Listing Sales Rep 2/3:			Occupancy:	Owner
Selling Broker:				
Selling Sales Rep:		Owner:	S. Fields & L. Fields	
Selling Broker 2:				
Selling Sales Rep 2/3:				
Commission:	3.22% ON THE FIRST \$100,000 & 1.15% ON THE BALANCE			

Realtor Remarks: Visit <http://sellingnorthvancouver.com/mylistings.html/details-37478753> for additional photos and information. Room dimensions and total square footage approximate. Buyer to verify if important. OPEN HOUSES: March 22nd & 23rd (Sat/Sun) from 2:30 to 4:00pm

Highgate's finest suite. Spacious top floor corner home features 2 separate bedrooms, 2 baths. Extremely quiet & private outlook onto the mountains. Open floor plan with large eating bar, in suite storage with laundry, large private BBQ BBQ deck & gas F/P, 2 parking assigned to this unit - with option to rent your extra space to another owner. Maximum natural light from large corner windows. Steps to upbeat Lynn Valley Center. OPEN HOUSES: March 22nd & 23rd (Sat/Sun) from 2:30 to 4:00pm