



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: Frontage: Approx Yr Blt: **2002**  
 Original Price: **\$479,500** Frontage Metric: Age at List Date: **12**  
 Meas. Type: Bedrooms: **2** Type: **Apartment/Condo**  
 Depth/Size: Bathrooms: **2** Zoning: **CD29**  
 Lot Size SqFt: **0.00** Full Baths: **2** Taxes: **\$3,096 (2013)**  
 Exposure: Half Baths: **0** If New GST/HST Incl:  
 Stories in Bldg: Apprvl Reqd: Tax Incl Utils:  
 Fixtures Lsd: Flood Plain:  
 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: Reno Year: 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** R/I Fireplaces: 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):**  
 Finished Floor Area Main: **902** Total # Rooms: **5** **Bathrooms:**  
 Finished Floor Area Up: **0** Finished Levels: **1** **1 4 Piece; Ensuite: Y; Level: Main F.**  
 Finished Floor Area Down: **0** Basement Area: **None** **2 3 Piece; Ensuite: N; Level: Main F.**  
 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**  
 Grand Total Floor Area: **902** # or % Rentals: **10**

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:  
 Selling Broker: Occupancy: **Owner**  
 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**