

Presented by:
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Active
R2659426
 Board: V
 Apartment/Condo

301 250 W 4TH STREET
 North Vancouver
 Lower Lonsdale
 V7M 1H7

Residential Attached
\$539,900 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$539,900**
 Meas. Type: Bedrooms: **1** Approx. Year Built: **1994**
 Frontage(feet): Bathrooms: **1** Age: **28**
 Frontage(metres): Full Baths: **1** Zoning: **CD-236**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,435.25**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **018-821-502** Tax Inc. Utilities?: **No**
 View: **Yes : PEEK-A-BOO CITY VIEWS** Tour: **Virtual Tour URL**
 Complex / Subdiv: **HARBOUR MEWS**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Inside Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Metal, Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Underground**
 Dist. to Public Transit: **.5 BLOCK** Dist. to School Bus: **.2 KMS**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 14, PLAN LMS1464, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm**

Finished Floor (Main): 605	Units in Development: 14	Tot Units in Strata: 14	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: C&C PROPERTY MANAGEMENT	Mgmt. Co's #: 604-987-9040	
Finished Floor (Below): 0	Maint Fee: \$317.49	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Water		
Finished Floor (Total): 605 sq. ft.			
Unfinished Floor: 0			
Grand Total: 605 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 1#		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: MINIMUM 6 MONTHS		
# of Levels: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'11 x 8'0	1	Main	4	No
Main	Foyer	5'10 x 3'9	2			
Main	Dining Room	7'1 x 6'10	3			
Main	Living Room	12'3 x 12'1	4			
Main	Master Bedroom	10'9 x 10'	5			
Main	Living Room	15'9 x 5'4	6			
		x	7			
		x	8			

Listing Broker(s): **Dien Realty**

LOWER LONSDALE! Rainscreened, top floor suite offers a quiet location on tree lined street with peak-a-boo views of city & water. Features gas fireplace, in-suite laundry, updated kitchen & large SE facing balcony for morning coffees & evening wines. Gas and hot water included in maintenance fee. Celebrate the convenient location of nearby shops, Lonsdale Quay Public Market & SeaBus - all within walking & biking distance! 1 storage locker & 1 parking. Master closet dresser included. Rentals maxed (1). Allows 1 cat or 1 dog. CALL YOUR REALTOR TO ARRANGE FOR SHOWINGS. SHOWING DAILY 11am-1pm BY APPOINTMENT ONLY.