

Presented by:
Grant Stuart Gardiner
 Prudential Sussex Realty
 Phone: 604-657-4825
 Email: grant@iloveheritage.com
 Website: www.iloveheritage.com

North Vancouver, Central Lonsdale Residential Attached
103 140 E KEITH RD, V7L 4M9 MLS# V795094 **Active**



List Price: \$525,000	Previous Price:		
Subdiv/Complex: KEITH 100			
Frontage:	Approx Yr Blt: 1977	PID: 003-905-691	
Depth/Size:	Age at List Date 32	Type: Apartment Unit	
Lot SqFt: 0	Bedrooms: 2	Zoning: RH-1	
Exposure: NE	Bathrooms: 2	Taxes: \$1,679 (2009)	
Stories in Bldg: 14	Full Baths: 2	Gst Incl:	
Flood Plain:	Half Baths: 0	Apprvl Req: No	
Meas. Type:	Tax Incl Utilities: No		
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Stall #: 26	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Rear	
Exterior: Concrete	Parking Facilities: Garage Underbuilding	
Rain Screen:	R/I Plumbing: No	
Type of Roof: Metal, Torch-On	Dist to Public Trans: 1 BLOCK	Dist to School/Bus:
Renovations: Completely	Units in Development: 54	Total Units in Strata: 54
Renov Year: 2008	Locker: Yes	Locker #: 22
Flooring: Tile, Wall/Wall/Mixed, Other	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold Strata	
Heat/Fuel: Baseboard, Hot Water, Natural Gas	Seller's Interest: Registered Owner	
No. of Fireplaces: 0	Mortgage Info: \$0	
R/I Fireplaces:		
Fireplace Fuel:	Property Disclosure: Y	
Outdoor Area: Balcony(s)	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed	
Mngmt Co: ASSERTIVE MGMT INC.		
Mngmt Ph: 604-253-5566	Maint Fee: \$307.00	

Maint Charge Incl: Cable/Satellite, Caretaker, Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility

Legal: PL VAS379 LT 3 DL 549 LD 37
 Amenities: Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage, Wheelchair Access, Workshop Attached
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom
 Site Influences: Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 15'						
Main F.	Kitchen	10'2 X 7'8						
Main F.	Dining	11'6 X 8'6						
Main F.	Master Bedroom	13'9 X 10'8						
Main F.	Bedroom	10'2 X 9'2						
Main F.	Entrance Hall	8' X 4'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 964	Finished Levels: 1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	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: 964	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 964		8

Listing Broker(s): (1) Prudential Sussex Realty

This gorgeous suite has had a complete top to bottom high end renovation; \$50,000 was spent on the 2 bathrms alone & another \$20,000 on the kitchen. Features include; 2 bdrms, 2 bathrms both with rain head showers, new carpet, cork & stone flooring, all new appliances including W/D, built-in cabinets in LR, large windows & lots of natural light, spacious patio area great for barbecues overlooking lawns and garden with complete privacy. This pet friendly building is one of Central Lonsdale's best. "Keith 100" on Victoria Park is known for its sense of community and residential neighbourhood yet only a few minutes' walk to Lonsdale's urban scene.