

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

North Vancouver, Lower Lonsdale Residential Attached
1 263 E 5TH ST, V7R 2M2 MLS# V891069 **Active**



List Price: \$795,000 Previous Price:

Subdiv/Complex:

Frontage: 100.00	Approx Yr Bilt: 2011	PID: 028-342-178
Depth/Size: 140		Type: Townhouse
Lot SqFt: 0	Age at List Date: 0	Zoning: TWNHSE
Exposure:	Bedrooms: 3	Taxes:
Stories in Bldg: 3	Bathrooms: 3	If New GST/HST Incl: No
Flood Plain: No	Full Baths: 2	Tax Incl Utilities: No
Meas. Type: Feet	Half Baths: 1	Apprvl Reqd: No
Fixtures Lsd: N		
Fixt Removed: N		
View: Y - City Mountain from Roof Decks		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Other		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans: Close	Dist to School/Bus: Close
Renovations:	Units in Development: 9	Total Units in Strata: 9
Flooring: Hardwood	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Other	Title to Land: Freehold NonStrata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Property Disclosure: N - New Construction Warranty	
Mngmt Co:	Bylaw Restrictions: No Restrictions	
Mngmt Ph:	Maint Fee:	

Maint Charge Incl:

Legal: PL BCP46182 LT A DL 274 LD 36 GROUP 1.

Amenities:

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 10'						
Main F.	Kitchen	10' X 8'						
Main F.	Dining	10'5 X 7'4						
Main F.	Family Room	19' X 10'9						
Above	Master Bedroom	13'11 X 10'						
Above	Bedroom	12'3 X 10'						
Above	Bedroom	10'8 X 9'8						
Bsmt	Recreation Room	18'8 X 9'6						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 719	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 855	Basement Area: Part	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 370	Bsmt Height:	4
Total Finished Floor Area: 1,944	Restricted Age:	5
Unfinished Floor Area: 0	# Pets / Cats; Dogs:	6
Grand Total Floor Area: 1,944	# or % Rentals:	7
		8

Listing Broker(s): (1) Sotheby's Int'l Rlty Can(NVAn), (2) Prudential Sussex Realty

East of Lonsdale on the south side of the block, with incredible roof top terraces and both mountain and staggering city views. All roof-top decks are huge and measure over 450 square feet. Each unit is on three levels with three good-sized bedrooms up and a patio, or deck off the kitchen with direct access to the units from the underground parking. High end finishing and design thru-out, in a quiet but central location. Reputable local builder and four of the nine are pre-sold, so call now for details and viewing instructions. All measurements are extracted from the plans and are approximate.