

Presented by:
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North Vancouver, Central Lonsdale Residential Attached
3 1511 MAHON AV, V7M 2S6 MLS# V818199 **Active**



List Price: \$749,000 Previous Price:

Subdiv/Complex:

Frontage:	Approx Yr Blt:	1988	PID:	011-072-148
Depth/Size:	Age at List Date:	22	Type:	Townhouse
Lot SqFt: 0	Bedrooms:	3	Zoning:	MF
Exposure: S	Bathrooms:	3	Taxes:	\$3,112 (2009)
Stories in Bldg: 2	Full Baths:	2	Gst Incl:	
Flood Plain:	Half Baths:	1	Apprvl Reqd:	No
Meas. Type: Feet	Tax Incl Utilities:	No		
Fixtures Lsd: N				
Fixt Removed: N				
View:	Y - MOUNTAIN VIEW & PEAK-A-BOO CITY VIEW			

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stucco				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Wood	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:	7	Total Units in Strata:	7
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)	Property Disclosure:	Y		
Mngmt Co:	SELF MANAGED	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-980-5997	Maint Fee:	\$212.07		

Maint Charge Incl: Gardening

Legal: PL VAS2141 LT 6 DL 548 LD 36

Amenities: Garden, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave

Site Influences: Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 14'						
Main F.	Kitchen	13'10 X 10'11						
Main F.	Eating Area	13'3 X 9'7						
Above	Master Bedroom	15' X 11'11						
Above	Bedroom	13'11 X 11'7						
Above	Bedroom	11' X 10'8						
Bsmt	Utility	19'10 X 10'7						

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

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

This quiet 3 bedroom townhouse has a large kitchen/family room opening onto a big sunny deck overlooking private gardens. There is a large living/dining room, 3 bathrooms, a new master ensuite, excellent storage and a huge PRIVATE 2 CAR GARAGE. It is an end unit with windows on 3 sides for great views & lots of light. Conveniently located in "Heritage Court" only 2 blocks from Central Lonsdale & a minutes walk to the 240 bus to Downtown. New cedar shake roof and paint. It doesn't get better than this in a townhouse; you will not find a house that compares to this for the price.