

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
406 124 W 3RD ST, V7M 1E8 MLS# V795777 **Active**



List Price: \$339,000 Previous Price:

Subdiv/Complex: THE VOGUE

Frontage:	Approx Yr Blt:	1998	PID:	024-247-332
Depth/Size:	Age at List Date:	11	Type:	Apartment Unit
Lot SqFt: 0	Bedrooms:	1	Zoning:	RT-1
Exposure: N	Bathrooms:	1	Taxes:	\$1,401 (2009)
Stories in Bldg: 5	Full Baths:	1	Gst Incl:	No
Flood Plain:	Half Baths:	0	Apprvl Req:	
Meas. Type:	Tax Incl Utilities:	No		
Fixtures Lsd: N				
Fixt Removed: N				
View: N				

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:	35	Parking Stall Owned:	No
Foundation:	Concrete Perimeter	Parking Access:	Lane		
Exterior:	Stucco	Parking Facilities:	Garage Underbuilding		
Rain Screen:	Yes	R/I Plumbing:			
Type of Roof:	Torch-On	Dist to Public Trans:	1/2 BLK	Dist to School/Bus:	
Renovations:		Units in Development:	45	Total Units in Strata:	45
Flooring:	Laminate, Tile	Locker:	Yes	Locker #:	26
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, 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:	Y		
Mngmt Co:	ASCENT PROPERTY MGMT	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-431-1800	Maint Fee:	\$217.95		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL LMS3459 LT 30 DL 274 LD 37
 Amenities: Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Sprinkler - Fire, Windows - Thermo

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'10"						
Main F.	Kitchen	8'3" X 6'						
Main F.	Dining	12' X 7'2"						
Main F.	Bedroom	12' X 12'						
Main F.	Walk-In Closet	5'5" X 5'2"						
Main F.	Office	8' X 6'						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	660	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		2
Finished Floor Area Bsmt:	0	Bsmt Height:	3
Total Finished Floor Area:	660	Restricted Age:	4
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	5
Unfinished Floor Area:	0	# or % Rentals:	6
Grand Total Floor Area:	660		7
			8

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

This stylish 1 bdrm condo in the popular "Vogue" is better than new with tasteful updates, including new baseboards and door casings, laminate flooring, venetian blinds, built in shelving, custom lighting, new solid fir mantle, tiled gas fireplace and repainted in neutral colors with Benjamin Moore paint. Features: open plan, ensuite bathrm, walk-in closet, insuite laundry, large covered deck great for barbecuing, quiet location, pets and rentals allowed. All this in popular Lolo in a well managed and rain screened building.