



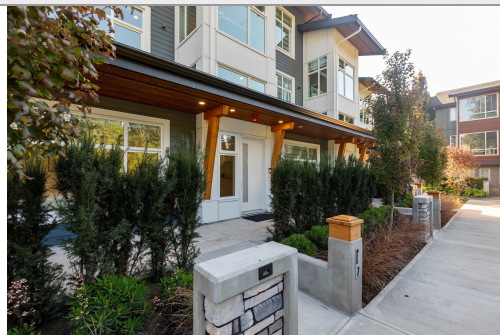
Presented by:
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Active
R2814609
 Board: V
 Townhouse

7 933 PREMIER STREET
 North Vancouver
 Lynnmour
 V7J 0E4

Residential Attached
\$1,649,900 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: **No** Original Price: **\$1,649,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2023**
 Frontage(feet): Bathrooms: **3** Age: **0**
 Frontage(metres): Full Baths: **2** Zoning: **RES**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**
 Sq. Footage: **0.00** For Tax Year:
 Flood Plain: P.I.D.: **032-020-724** Tax Inc. Utilities?: **No**
 View: **Yes :Digger Park** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Parkside on Premier**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit: **3** Dist. to School Bus: **2**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **STRATA LOT 7 DISTRICT LOT 612 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9244 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences: **Golf Course Nearby, Greenbelt, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **650**
 Finished Floor (Above): **693**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **265**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,608 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,608 sq. ft.**

Units in Development: **17** Tot Units in Strata: **17** Locker: **No**
 Exposure: Storeys in Building: **3**
 Mgmt. Co's Name: Mgmt. Co's #:
 Maint Fee: **\$531.76** Council/Park Apprv?:
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **No Restrictions**
 Restricted Age: # of Pets:
 # or % of Rentals Allowed: Cats: Dogs:
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'6 x 11'8	Above	Flex Room	8'1 x 6'11	1	Main	2	No
Main	Dining Room	13'1 x 9'5			x	2	Above	4	No
Main	Kitchen	13'3 x 8'11			x	3	Above	3	Yes
Above	Primary Bedroom	12'7 x 10'5			x	4			
Above	Bedroom	12'5 x 8'2			x	5			
Above	Bedroom	9'0 x 8'5			x	6			
Below	Bedroom	9'9 x 7'11			x	7			
Below	Foyer	12'5 x 6'11			x	8			

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

Ideally situated facing the park in the picturesque Lynn Creek neighbourhood, this 4 bedroom, 2.5 bathroom townhome includes a double car garage, additional storage & EV capability. This home is ideal for the growing family, with an open kitchen featuring a Fisher & Paykel integrated fridge, Bosch oven w/gas cooktop, Bosch integrated dishwasher, pantry & quartz countertops. Attention to detail is abound with the custom millwork throughout, radiant infloor heating and A/C. Have peace of mind with the private entrances, security system & 2-5-10 New Home Warranty. This floorplan is a 10/10 and is a must see! Open House Weds Sept 13th 5-6:30pm