



Presented by:
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Active
R2924691
Board: V
Apartment/Condo

604 160 W KEITH ROAD

North Vancouver
Central Lonsdale
V7M 3M2

Residential Attached

\$799,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$799,900
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 1	Age: 27
Frontage(metres):	Full Baths: 1	Zoning: CD-247
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,080.63
Sq. Footage: 0.00		For Tax Year:
Flood Plain: No	P.I.D.: 023-382-848	Tax Inc. Utilities?: No
View: Yes :Downtown Van /Coal Harbour		Tour:
Complex / Subdiv: Victoria Park West		
First Nation:		
Services Connctd: Electricity, Natural Gas		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit: **2** Dist. to School Bus: **4**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: **No** :
Floor Finish: **Tile, Carpet**

Legal: **STRATA LOT 32 DISTRICT LOT 548STRATA PLAN LMS2349TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Greenbelt, Marina Nearby, Recreation Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Smoke Alarm**

Finished Floor (Main): 750	Units in Development: 81	Tot Units in Strata: 81	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$559.02	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Heat, Hot Water, Recreation Facility, Snow removal		
Finished Floor (Total): 750 sq. ft.			
Unfinished Floor: 0			
Grand Total: 750 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest.	# of Pets:	Cats: Dogs:
Suite: None	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'1 x 12'			x	1	Main	4	Yes
Main	Dining Room	10'5 x 9'6			x	2			
Main	Kitchen	8'2 x 8'2			x	3			
Main	Primary Bedroom	14'3 x 11'			x	4			
Main	Foyer	9'7 x 4'2			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Enjoy incredible views of the water, city, and mountains from this corner one bedroom home at Victoria Park West. Ideally located in Central Lonsdale just steps to biking/walking trails, shops, restaurants, Lonsdale Quay, the Shipyards and the Seabus. In addition to the stunning views, this home offers a spacious living room and bedroom as well as a separate dining room easily converted to a den/nursery. The kitchen features new stainless Frigidaire dishwasher, stove and 1 year old S/S refrigerator. The covered balcony is perfect for enjoying the outdoors, while the gas fireplace will keep you cozy in the winter. This well-maintained building offers great amenities including a sauna, hot tub, guest suite and outdoor landscaped courtyard and gazebo. 1 parking/1 locker . Open 2-4 Sat & Sun.