



Presented by:
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Active **R2936053** **403 678 W QUEENS ROAD** Residential Attached
Board: V North Vancouver **\$1,199,900 (LP)**
Apartment/Condo Delbrook V7N 2L3 (SP)  



Sold Date: If new,GST/HST inc?: Original Price: **\$1,199,900**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1997**
Frontage(feet): Bathrooms: **2** Age: **27**
Frontage(metres): Full Baths: **2** Zoning: **RL1**
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,590.03**
Sq. Footage: **0.00** For Tax Year: **2024**
Flood Plain: P.I.D.: **023-954-795** Tax Inc. Utilities?:
View: Tour:
Complex / Subdiv:
First Nation
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: Penthouse	Total Parking: Covered Parking: Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking
Exterior: Brick, Stucco, Wood	Dist. to Public Transit: Dist. to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold Strata
Renovations:	Property Disc.: Yes
# of Fireplaces: 1 R.I. Fireplaces:	Fixtures Leased: No
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: Yes: Shelves in Primary Bedroom
Fuel/Heating: Radiant	Floor Finish:
Outdoor Area: Balcony(s)	
Type of Roof: Asphalt	

Legal: **STRATA LOT 22 DISTRICT LOT 617STRATA PLAN LMS3018TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Storage, Wheelchair Access, Workshop Detached**

Site Influences:
Features:

Finished Floor (Main): 1,376	Units in Development: 22	Tot Units in Strata: Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Pacific Quorum Properties	Mgmt. Co's #:
Finished Floor (Below): 0	Maint Fee: \$830.64	Council/Park Apprv?:
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water	
Finished Floor (Total): 1,376 sq. ft.		
Unfinished Floor: 0		
Grand Total: 1,376 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking	
Suite:	Restricted Age: 55+	# of Pets: 2 Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:	
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No	
# of Kitchens: 1 # of Rooms: 9	Short Term Lse-Details:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	5'4 x 4'11	Main	Patio	10'8 x 6'6	1	Main	4	Yes
Main	Living Room	14'2 x 14'			x	2	Main	3	No
Main	Dining Room	11'11 x 8'			x	3			
Main	Kitchen	12' x 8'4			x	4			
Main	Primary Bedroom	16'6 x 10'8			x	5			
Main	Bedroom	12'4 x 11'2			x	6			
Main	Den	10'6 x 9'4			x	7			
Main	Laundry	9'4 x 4'11			x	8			

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

Attention downsizers! This spacious 2 bed plus den, 2 bath top floor (penthouse) with vaulted ceilings is move in ready. South facing, this home has been tastefully updated with luxury vinyl floors, stainless steel appliances, wine fridge, quartz countertops, kitchen sink, faucets, modern light fixtures and hardware. Queensbrook is a well run 55+ building in Delbrook just steps to bus stops, Delbrook Rec Centre, Delbrook Park, Mosquito Creek & Westview shopping centre. Convenient insuite laundry/storage room. The sunny deck includes a gas BBQ outlet. Stay cozy with radiant in floor heat and gas fireplace. Amenities include an exercise room, workshop, party room with kitchen & library, and guest prkg. MTC fee includes heat, hot water & gas. Open Thur Oct 17 4-5:30, Sat /Sun Oct 2-4 pm