

Presented by:  
**Chris Brown**

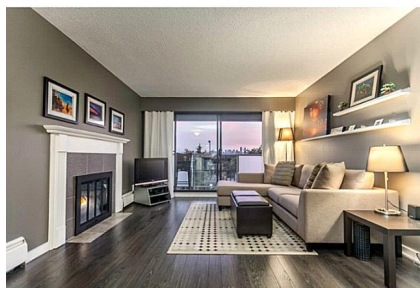
Magnum Projects Ltd  
Phone: (778) 881-0673 Cell: (778) 881-0673  
Email: [chris@chrisbrownrealestate.ca](mailto:chris@chrisbrownrealestate.ca)  
Website: [www.chrisbrownrealestate.ca](http://www.chrisbrownrealestate.ca)

North Vancouver, Lower Lonsdale

MLS# V1139210

Residential Attached  
**Active**

# 207 308 W 2ND ST, V7M 1E1



List Price:	\$389,999	Previous Price:	
		Original Price:	\$389,999
Subdiv/Complex: MAHON GARDENS			
Frontage:		Approx Yr Bld:	1977
Depth/Size:		PID:	003-463-958
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SE	Zoning:	RM1
Stories in Bldg:	4	Taxes:	\$1,518 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	Y - SOUTH FACING WITH DOWNTOWN VIEW		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Glass, Metal, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	
Renovations:	Partly	Units in Development:	25	Total Units in Strata:	
Flooring:	Laminate, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	Y		
Mngmt Co:		Bylaw Restrictions:	Pets Not Allowed, Rentals Not Allowed		
Mngmt Ph:		Maint Fee:	\$411.16		

Maint Charge Incl: Gardening, Gas, Hot Water, Management, Sewer

Legal: PL VAS137 LT 13 DL 271 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT  
Amenities: Elevator, In Suite Laundry, Storage  
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Intercom  
Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	9'6 X 14'						
Main F.	Bedroom	9' X 11'						
Main F.	Kitchen	6'6 X 7'6						
Main F.	Foyer	5' X 6'						
Main F.	Dining	9' X 8'3						
Main F.	Patio	4' X 14'						
Main F.	Living Room	13'6 X 12'6						

<b>Floor Area (SqFt):</b>		Total # Rooms:	7	<b>Bathrooms</b>	
Finished Floor Area Main:	939	Finished Levels:	1	1	2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	939	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	939			8	

Listing Broker(s): (1) Magnum Projects Ltd.

NEW PRICE! Hurry, this VIEW won't last! Stunning Lower Lonsdale view home only a five minute walk from SeaBus, Lonsdale Quay, parks and schools. Professional renovation including full kitchen and bathroom upgrades. Beautiful new floors and stainless steel appliances including insuite washer/dryer. Spacious layout with abundance of natural light in this South facing corner home. Enjoy views of downtown + sunsets on your patio from one of the quietest blocks in Lower Lonsdale. Well maintained building with recently replaced roof, patios, painting, and carpet. Depreciation Report completed and available. Maintenance fees incl. heat, HW, gas & management. No rentals or pets. First showing: Tues Aug 18, 10am - 12am and 6pm - 8pm.

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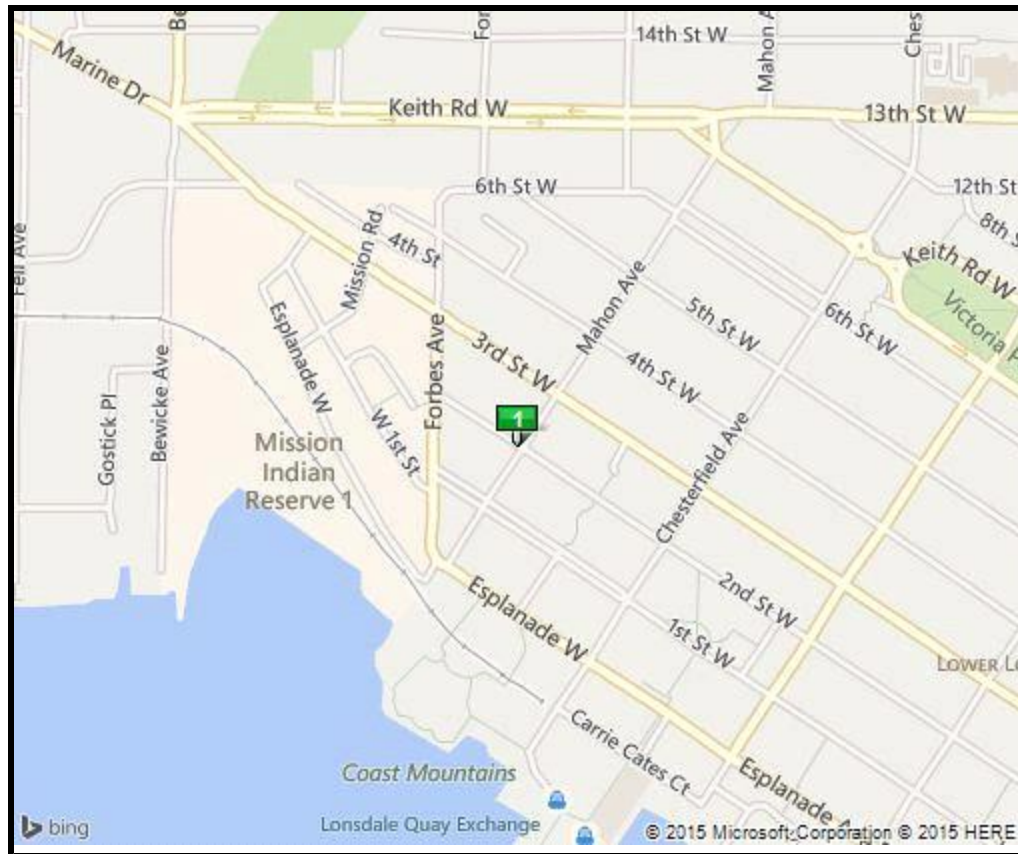
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