



Presented by:  
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**Active**  
**R2246459**  
Board: V  
Apartment/Condo

**306 809 W 16TH STREET**

North Vancouver  
Hamilton  
V7P 1R2

Residential Attached

**\$539,900** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$539,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1984</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>34</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>MULTI</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,233.58</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$292.25</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>006-566-006</b>
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:	<b>Yes: City Views</b>	
Complex / Subdiv:	<b>Panorama Court</b>	
Services Connected:	<b>Community, Electricity, Water</b>	

Style of Home: <b>Penthouse</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Stucco, Wood</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen:	Reno. Year: <b>2017</b>	Dist. to Public Transit:	Total Units in Strata:
Renovations:	R.I. Plumbing:	Units in Development:	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel:	# of Fireplaces: <b>0</b>	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard</b>		Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Other</b>		Floor Finish: <b>Hardwood, Laminate, Tile</b>	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Snow removal**  
 Legal: **PL VAS1418 LT 34 DL 265 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
 Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **Dishwasher, Garage Door Opener, Refrigerator, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 9'10			x			x
Main	Bedroom	13'5 x 8'3			x			x
Main	Living Room	15'3 x 11'			x			x
Main	Dining Room	7'0 x 7'5			x			x
Main	Kitchen	9'6 x 7'4			x			x
Main	Foyer	7'9 x 3'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>788</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>788 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>788 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **VPG Realty Inc.**

**Attention first-time buyers and investors! Have you been looking for a renovated top floor home with a city view close to parks, shopping and transit? This is the one! This bright, South facing 2 bed 1 bath home with large patio has been significantly renovated throughout. Updates include smooth finish ceilings, designer paint and vinyl wide plank flooring. In the kitchen find quartz counters, custom designer cabinets, new fixtures, like new stainless appliances and built in buffet storage. Bathroom updates include new flooring, deep soaker tub, new tiling and all new fixtures. Ask for a complete list of renovations! Panorama Court is a well run, pro-active strata. One secure parking and one storage locker. No rental restrictions and pets welcome! First showing: Thurs, March 16, 530-7pm!**