



Presented by:
Chris Brown PREC*
 VPG Realty Inc.
 Phone: 778-881-0673
www.chrisbrownrealestate.ca
chris@chrisbrownrealestate.ca



Active
R2309115
 Board: V
 Apartment/Condo

620 723 W 3RD STREET
 North Vancouver
 Hamilton
 V7M 1H1

Residential Attached
\$899,800 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$899,800**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **2016**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MULTI**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$2,469.12**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2018**
 Exposure: _____ Maint. Fee: **\$356.00** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **029-891-809**
 Mgmt. Co's Name: **Strata West** Tour: _____
 Mgmt. Co's Phone: _____
 View: **Yes: Grouse Mountain!**
 Complex / Subdiv: **The Shore**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Penthouse	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Aluminum, Glass, Hardi Plank	Dist. to Public Transit: 1 block	Dist. to School Bus: 1 block	
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:	
Rain Screen: Full	Title to Land: Freehold Strata		
Renovations: _____	Reno. Year: _____	Property Disc.: Yes	
Water Supply: City/Municipal	R.I. Plumbing: _____	Fixtures Leased: No	
Fireplace Fuel: _____	R.I. Fireplaces: _____	Fixtures Rmvd: No	
Fuel/Heating: Hot Water, Radiant	# of Fireplaces: 0	Floor Finish: _____	
Outdoor Area: Balcony(s), Rooftop Deck			
Type of Roof: Other, Torch-On			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **PL EPS2532 LT 157 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 V.**
 Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Playground, Recreation Center**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10'9 x 9'2			x			x
Main	Bedroom	11'2 x 9'3			x			x
Main	Living Room	8'11 x 11'5			x			x
Main	Dining Room	8'2 x 9'8			x			x
Main	Kitchen	8'4 x 10'5			x			x
Main	Storage	3' x 3'			x			x
Main	Patio	11' x 12'10			x			x
Above	Flex Room	10'4 x 6'			x			x
Above	Patio	23'8 x 28'9			x			x
		x			x			

Finished Floor (Main): 809	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 101	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 910 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 910 sq. ft.	Basement: None			6				
				7				
				8				

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

Welcome to The Shore, developed by Adera Homes. The Shore is a popular three year new development located in the heart of North Vancouver. From this location, you're a quick walk to Cap Mall, groceries along Marine Dr., breweries and Mosquito Creek Park and off leash dog area. Ride your bike along the Spirit Trail to Lower Lonsdale or Park Royal. Ideal location for transit to Lonsdale Quay or the 240 to Downtown Vancouver. #620 is a 2 bed 2 bath + flex, penthouse level home with an oversized 600sf sun soaked roof top patio. Enjoy views of Grouse Mountain while barbecuing with friends! Home updates incl. air conditioning, glass shower enclosures, closet organizers and window/door screens. Building amenities include large gym, spin bikes, yoga room and a party room great for kids birthdays.