



Presented by:  
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**Active**  
**R2362736**

Board: V  
 Apartment/Condo

**203 3205 MOUNTAIN HIGHWAY**

North Vancouver  
 Lynn Valley  
 V7K 0A3

Residential Attached

**\$729,900** (LP)   
 (SP)



Sold Date: Frontage (feet): Original Price: **\$729,900**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2017**  
 Depth / Size (ft.): Bedrooms: **2** Age: **2**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD75**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,046.00**  
 Council Apprv?: Half Baths: **0** For Tax Year:  
 Exposure: Maint. Fee: **\$248.07** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **030-005-264**  
 Mgmt. Co's Name: **SUTTON SELECT** Tour: [Virtual Tour URL](#)  
 Mgmt. Co's Phone:  
 View: **Yes: Sunny South Exposure!**  
 Complex / Subdiv: **Mill House Lynn Valley**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **Community**

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Glass, Hardi Plank, Mixed</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>74</b>	Total Units in Strata:	
Rain Screen: <b>Full</b>	Title to Land: <b>Freehold Strata</b>		
Renovations:	Metered Water:		
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel:	# of Fireplaces: <b>0</b>	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Baseboard, Electric</b>		Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish:	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**  
 Legal: **STRATA LOT 21, PLAN EPS3711, DISTRICT LOT 2023, GROUP 1, NEW WESTMINSTER LANDDISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**  
 Amenities: **Elevator, In Suite Laundry, Recreation Center, Storage**

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'7 x 11'11			x			x
Main	Dining Room	9'4 x 11'10			x			x
Main	Kitchen	8'10 x 9'10			x			x
Main	Bedroom	10'0 x 9'3			x			x
Main	Master Bedroom	11'11 x 10'0			x			x
Main	Patio	8'0 x 10'0			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>826</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	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>826 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>826 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

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

**Welcome to Mill House in the heart of walkable Lynn Valley! Built by Marcon, a local builder with a reputation for quality, Mill House offers piece-of-mind with portions of 2/5/10 warranty remaining and full rain screen technology. Amenities include party room, oversized & secure private storage locker complete with roll up door for every home, electric car charging station and car/dog wash station! #203 is a South exposure home with generous outdoor space and a private outlook. Bright, contemporary interiors include 9' ceilings, designer blinds + paint and laminate flooring. Thoughtful kitchen design includes an oversized pantry, stainless appliances, modern cabinets/counters and popular peninsula seating. 1 park, in-suite laundry, pets + rentals allowed! Open House: Sun, May 5, 2-4pm.**