



Chris Brown PREC*

Presented by:
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Active
R2396828

Board: V
Townhouse

8 849 TOBRUCK AVENUE

North Vancouver
Mosquito Creek
V7P 1V9

Residential Attached

\$899,900 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$899,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1990
Depth / Size (ft.):	Bedrooms: 3	Age: 29
Lot Area (sq.ft.): 0.00	Bathrooms: 3	Zoning: MULTI
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,858.64
Council Apprv?: No	Half Baths: 1	For Tax Year: 2019
Exposure:	Maint. Fee: \$388.37	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 016-797-167
Mgmt. Co's Name: C&C Property Group		Tour:
Mgmt. Co's Phone: 604-987-9040		
View: : Sunny SW Exposure!		
Complex / Subdiv: Garden Terrace		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage Underbuilding		
Exterior: Mixed, Wood			Locker: N
Foundation: Concrete Perimeter	Reno. Year: 2017	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen: Partial	R.I. Plumbing:	Units in Development: 22	Total Units in Strata:
Renovations: Partly	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Leased: :	
Fuel/Heating: Baseboard, Natural Gas		Fixtures Rmvd: :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
Legal: **STRATA LOT 13, PLAN VAS2738, DISTRICT LOT 265, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 552; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **None**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'8 x 13'	Main	Patio	4'9 x 15'7			x
Above	Bedroom	10' x 10'11	Below	Mud Room	8'11 x 10'2			x
Above	Bedroom	11'3 x 9'7			x			x
Above	Patio	9'10 x 4'			x			x
Main	Kitchen	17'4 x 7'11			x			x
Main	Dining Room	9'9 x 10'			x			x
Main	Living Room	13'9 x 13'1			x			x
Main	Foyer	7'8 x 4'8			x			x
Main	Patio	8'4 x 24'8			x			x
Main	Patio	9' x 9'6			x			x

Finished Floor (Main): 666	# of Rooms: 12	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 731	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below): 150	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total): 1,547 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total: 1,547 sq. ft.	Basement: Full, Partly Finished, Separate Entry			6				
				7				
				8				

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

Bright, renovated and move-in ready! This Southwest corner townhome has room for your growing family! Welcome to Garden Terrace on peaceful Tobruck Ave. Garden Terrace is a boutique townhome community steps to schools, Mosquito Creek Park, transit and shopping along Marine Dr. This renovated 3 bed 2.5 bath townhome boasts over 1550sf across three levels. Upstairs, find a large master bedroom with bay window and private ensuite bath. Two more bedrooms ideal for kids or guests, laundry and another full bath round out the top floor. The main level with an abundance of windows offers updated kitchen, open living spaces, large dining room, cozy gas fireplace, powder room, tons of storage and two large patios ideal for outdoor entertaining! Rentals and pets allowed with restrictions.