



Presented by:  
**Chris Brown PREC\***

VPG Realty Inc.  
Phone: 778-881-0673  
<http://www.chrisbrownrealestate.ca>  
chris@chrisbrownrealestate.ca



**Active**  
**R2429109**  
Board: V  
Apartment/Condo

**102 717 CHESTERFIELD AVENUE**

North Vancouver  
Central Lonsdale  
V7M 3L8

Residential Attached

**\$799,900** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$799,900</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2013</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>7</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>MULTI</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,755.06</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$404.95</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>029-202-051</b>
Mgmt. Co's Name: <b>Strata West</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: <b>Yes: Garden</b>		
Complex / Subdiv: <b>The Residences at Queen Mary</b>		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Ground Level Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Fibre Cement Board</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus:
Rain Screen: <b>Full</b>	Reno. Year:	Dist. to Public Transit: <b>1 block</b>	Total Units in Strata:
Renovations:	R.I. Plumbing:	Units in Development:	
Water Supply: <b>City/Municipal</b>	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Hot Water, Radiant</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Outdoor Area: <b>Patio(s)</b>		Fixtures Rmvd: <b>No</b>	
Type of Roof: <b>Other</b>		Floor Finish: <b>Laminate, Mixed, Tile</b>	

Maint Fee Inc: **Gas, Heat, Hot Water**  
Legal: **STRATA LOT 2, PLAN EPS1693, DISTRICT LOT 548, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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**  
Amenities: **None**

Site Influences: **Central Location, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'11 x 9'4			x			x
Main	Dining Room	11'8 x 9'3			x			x
Main	Living Room	11'8 x 11'8			x			x
Main	Foyer	3'11 x 8'11			x			x
Main	Master Bedroom	10'7 x 11'7			x			x
Main	Bedroom	9' x 11'9			x			x
Main	Patio	14'1 x 13'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>934</b>	# of Rooms: <b>7</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	5	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	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>934 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>934 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Welcome to The Residences at Queen Mary, one of Central Lonsdale's most popular buildings! From here, walk to the best of Central and Lower Lonsdale including groceries, cafes, restaurants, shopping and more. Heading to the airport or work Downtown Vancouver? Transit options are a quick walk away with rapid bus or Sea Bus at Lonsdale Quay. #102 was the original builders show home updated with custom millwork throughout. This West facing ground level patio home is bright and ideal for outdoor entertaining, pets, kids and gardening. Inside, this well cared for home offers over-height ceilings, cozy electric fire place, gas range, stainless appliance and more! Make sure to check out the master bedroom with a five piece spa-like ensuite and walk in closet! Open: Sat/Sun, 2-4pm.**