



Presented by:  
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**Active**  
**R2446947**  
Board: V  
Apartment/Condo

**303 1327 DRAYCOTT ROAD**

North Vancouver  
Lynn Valley  
V7J 1W1

Residential Attached

**\$859,900** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$899,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2017</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>3</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>APT</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,939.21</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure:	Maint. Fee: <b>\$483.20</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>030-178-665</b>
Mgmt. Co's Name:		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View:	<b>Yes: mount</b>	
Complex / Subdiv:	<b>WALTERS PLACE</b>	
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>	
Sewer Type:	<b>City/Municipal</b>	

Style of Home: <b>Corner Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		
Exterior: <b>Aluminum, Glass, Fibre Cement Board</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:		Dist. to School Bus:
Rain Screen: <b>Full</b>	Units in Development: <b>35</b>		Total Units in Strata:
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>Yes</b>		
Fireplace Fuel:	Fixtures Leased: <b>:</b>		
Fuel/Heating: <b>Baseboard, Electric, Other</b>	Fixtures Rmvd: <b>:</b>		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish:		
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**  
Legal: **STRATA LOT 18, PLAN EPS4135, DISTRICT LOT 2023, 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: **Elevator, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	10'11 x 9'10			x			x
Main	Bedroom	11'3 x 9'11			x			x
Main	Bedroom	9'4 x 9'3			x			x
Main	Living Room	12' x 11'3			x			x
Main	Dining Room	11'3 x 11'3			x			x
Main	Kitchen	12'4 x 11'9			x			x
Main	Foyer	10'7 x 4'8			x			x
Main	Walk-In Closet	4' x 7'10			x			x
Main	Patio	6'4 x 9'11			x			x
Main	Patio	25'7 x 16'3			x			x

Finished Floor (Main): <b>1,091</b>	# of Rooms: <b>10</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>1,091 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>1,091 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Showing by appointment: Sat, April 11, 2-4pm. Please call to confirm showing. // A bright 3 bed corner home with Westerly mountain views - welcome to #303 at Walters Place in Lynn Valley. From here, walk to the best of Lynn Valley including schools, restaurants, shopping, Parks and transit! Built in 2017, Walters Place is a boutique building of only 35 homes. This rarely available three bed plan offers a gourmet kitchen with large island, stone counters, Bosch and Fisher Paykel kitchen appliances with gas range and laminate floors throughout. The master bedroom offers a double walk-through closet into a private master bath with double vanity. The large wrap around patio is ideal for sunset views and includes a natural gas BBQ hook-up! 2 PARK + 1 locker. Pets ok!**