

Presented by:

## Chris Brown PREC\*

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**Active** 303 1327 DRAYCOTT ROAD R2446947

North Vancouver Lynn Valley V7J 1W1

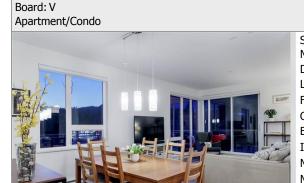
Residential Attached \$859,900 (LP)

Tour: Virtual Tour URL

Parking Access:

Total Units in Strata:

Locker: Y Dist. to School Bus: (SP) M



Original Price: \$899,900 Sold Date: Frontage (feet): Meas. Type: Frontage (metres): Approx. Year Built: 2017 Depth / Size (ft.): Bedrooms: 3 Age: Lot Area (sq.ft.): 0.00 Bathrooms: 2 Zoning: **APT** Flood Plain: Full Baths: 2 Gross Taxes: \$3,939.21 Council Apprv?: Half Baths: 0 For Tax Year: 2019 Exposure:

\$483.20 Tax Inc. Utilities?: Maint. Fee: If new, GST/HST inc?: P.I.D.: **030-178-665** Mgmt. Co's Name:

Mgmt. Co's Phone:

Reno. Year:

R.I. Plumbing:

Metered Water:

R.I. Firenlaces:

# of Fireplaces: 0

View: Yes: mount Complex / Subdiv: WALTERS PLACE

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer

Covered Parking: 2

Sewer Type: City/Municipal

Total Parking: 2

Dist. to Public Transit:

Property Disc.: Yes

Fixtures Leased:

Fixtures Rmvd:

Floor Finish:

Units in Development: 35 Title to Land: Freehold Strata

Parking: Garage Underbuilding

Style of Home: Corner Unit Construction: Frame - Wood

Exterior: Aluminum, Glass, Fibre Cement Board

Foundation: **Concrete Perimeter** Full

Rain Screen: Renovations:

Water Supply: City/Municipal

Fireplace Fuel: Fuel/Heating:

Outdoor Area: Balcony(s) Type of Roof:

Baseboard, Electric, Other

Other Garbage Pickup, Gardening, Gas, Management

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:

Legal:

Maint Fee Inc:

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	<b>Master Bedroom</b>	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):	1,091	# of Rooms: <b>10</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3				Pool:
Finished Floor (Total):	1,091 sq. ft.	# or % of Rentals Allowed:	4				Garage Sz:
		Bylaws: Pets Allowed, Rentals Allowed	5				Gra Dr Ht:
Unfinished Floor:	0		6				
Grand Total:	1,091 sq. ft.	Basement: None	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!