



Presented by:

## Colin Hall PREC\*

Oakwyn Realty Ltd.  
Phone: 604-727-6202  
http://www.colinhall.ca  
colinhall1974@gmail.com



**Active**  
**R2769010**

Board: V  
Townhouse

### 15 897 PREMIER STREET

North Vancouver  
Lynn timer  
V7J 2G7

Residential Attached

**\$1,425,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,425,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2012</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>11</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,144.41</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>028-910-745</b>	Tax Inc. Utilities?:
View: :		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv:		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Torch-On**

Reno. Year:  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit: **3 blocks** Dist. to School Bus: **one block**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **STRATA LOT 15, PLAN EPS960, DISTRICT LOT 612, 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 VLAND & BUILDING INFORMATION**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Cul-de-Sac, Lane Access, Recreation Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Fireplace Insert, Garage Door Opener, Microwave**

Finished Floor (Main): **595**  
Finished Floor (Above): **648**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **242**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,485 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,485 sq. ft.**

Suite:  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **7**

Units in Development: **29** Tot Units in Strata: **29** Locker:  
Exposure: Storeys in Building: **3**  
Mgmt. Co's Name: **Dwell Property Management** Mgmt. Co's #: **604-248-3126**  
Maint Fee: **\$422.57** Council/Park Apprv?:  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**

Bylaws Restrictions: **Pets Allowed w/Rest.**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'10 x 11'1			x	1	Main	2	No
Main	Dining Room	17'11 x 11'4			x	2	Above	3	Yes
Main	Living Room	13'5 x 12'5			x	3	Above	4	No
Above	Primary Bedroom	11'11 x 11'2			x	4			
Above	Bedroom	13'5 x 8'11			x	5			
Above	Bedroom	11'11 x 11'0			x	6			
Below	Bedroom	10'10 x 6'9			x	7			
		x			x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

**One of the best units now available at Legacy at Nature's Edge; a limited collection of superbly designed, high-quality townhomes. This SW, 4 bedroom, end unit is perfectly located at the end of Orwell Street, a quiet cul de sac that offers urban convenience, controlled traffic, and direct out-your-front-door access to Inter River, Bridgman, and the iconic Lynn Canyon Parks. This superiorly designed and built townhome will instantly make you feel at home. It's bright, open floor plan lends well to entertaining inside or out on the back patio with gas BBQ hookup or the front sun patio. Features include: beautiful kitchen, triple glazed windows, high ceilings, gas fireplace, hot water on demand, HRV system, large double car garage, and recently repainted exterior. Live your dream here.**