



Presented by:
Colin Hall PREC*

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



OAKWYN REALTY

Active
R3065978

Board: V
Townhouse

2307 MOUNTAIN HIGHWAY

North Vancouver
Lynn Valley
V7J 2N2

Residential Attached

\$1,295,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,295,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1970
Frontage(feet):	Bathrooms: 2	Age: 55
Frontage(metres):	Full Baths: 1	Zoning: RM2
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,459.56
Sq. Footage: 0.00	P.I.D.: 002-973-545	For Tax Year: 2024
Flood Plain:	View: No	Tax Inc. Utilities?:
Complex / Subdiv: Yorkwood Park	First Nation	Tour: Virtual Tour URL
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Carport; Multiple**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 57, PLAN VAS13, DISTRICT LOT 2008, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 2022; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden, In Suite Laundry, Playground, Pool; Outdoor**

Site Influences:
Features:

Finished Floor (Main): **599**
Finished Floor (Above): **588**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **489**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,676 sq. ft.**
Unfinished Floor: **95**
Grand Total: **1,771 sq. ft.**

Units in Development: **60** Tot Units in Strata: **60** Locker: **No**
Exposure:
Mgmt. Co's Name: **Tribe Management** Storeys in Building: **3**
Maint Fee: **\$601.42** Mgmt. Co's #: **604-343-2601**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Council/Park Apprv?: **No**

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

Suite:
Basement: **Full, Fully Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **12**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'4 x 11'10	Above	Bedroom	8'2 x 11'10	1	Above	4	No
Main	Dining Room	12'2 x 5'5	Below	Recreation Room	16'1 x 11'10	2	Main	2	No
Main	Kitchen	8'7 x 11'11	Below	Bedroom	8'7 x 14'9	3			
Main	Pantry	6'10 x 3'8	Below	Utility	10'5 x 9'2	4			
Main	Foyer	5'0 x 10'11			x	5			
Above	Primary Bedroom	12'9 x 11'11			x	6			
Above	Walk-In Closet	6'32 x 6'10			x	7			
Above	Bedroom	8'7 x 11'10			x	8			

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

Welcome to Yorkwood Park: a quiet, well-maintained community known as one of North Van's best-kept secrets. This 1,676 sq ft, 4 bedroom townhome offers an excellent layout for families. The main level flows seamlessly between indoor and outdoor spaces and features a renovated kitchen with stone counters and stainless steel appliances. The top floor has a generous primary bedroom with a walk-in closet and its own private covered deck. The lower level provides a large rec room, laundry facilities, and a fourth bedroom with a window. Outside, a private, fully-fenced backyard is ideal for kids, pets, and BBQs. Strata Amenities include an outdoor pool, change rooms, picnic areas, a playground, and a basketball court. Close to Lynn Valley Centre, schools, parks, world-class trails, and transit.