



Presented by:
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OAKWYN REALTY

Active
R3170956

Board: V
Townhouse

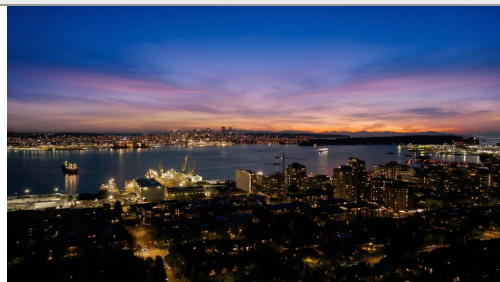
248 E 6TH STREET

North Vancouver
Lower Lonsdale
V7L 1P5

Residential Attached

\$1,799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,799,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 2015
Frontage(feet):	Bathrooms: 4	Age: 11
Frontage(metres):	Full Baths: 3	Zoning: MULTI
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$6,018.94
Sq. Footage: 0.00		For Tax Year: 2026
Flood Plain:	P.I.D.: 029-506-743	Tax Inc. Utilities?:
View: Yes :City/Ocean View - ROOFTOP DECK	Tour: Virtual Tour URL	
Complex / Subdiv: MCNAIR PLACE		
First Nation:		
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: **Fibre Cement Board, Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s), Rooftop Deck**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 2, PLAN EPS2343, DISTRICT LOT 274, 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 V**

Amenities: **Bike Room, In Suite Laundry, Storage**

Site Influences:
Features:

Finished Floor (Main): **532**
Finished Floor (Above): **609**
Finished Floor (AbvMain2): **64**
Finished Floor (Below): **0**
Finished Floor (Basement): **555**
Finished Floor (Total): **1,760 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,760 sq. ft.**

Units in Development: **5**
Exposure:
Mgmt. Co's Name:
Maint Fee: **\$313.69**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata: **5** Locker:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Suite:
Basement: **Full, Separate Entry**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'2 x 15'4	Bsmt	Bedroom	8'7 x 10'5	1	Main	2	No
Main	Dining Room	9'11 x 6'9			x	2	Above	3	Yes
Main	Kitchen	10'7 x 10'5			x	3	Above	4	No
Above	Primary Bedroom	10'10 x 12'4			x	4	Bsmt	4	No
Above	Bedroom	8'7 x 11'6			x	5			
Above	Bedroom	10'10 x 9'0			x	6			
Bsmt	Recreation Room	14'10 x 15'8			x	7			
Bsmt	Laundry	3'6 x 6'5			x	8			

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

With a remarkable ROOFTOP DECK showcasing panoramic city and ocean views, this beautiful townhome captures the best of Lower Lonsdale living in a superior and quiet location. Stroll to the Shipyards, meet friends for dinner, grab coffee by the waterfront or hop on the SeaBus for an easy downtown commute—then come home to your own private retreat. French doors open to a lush, fenced backyard ideal for dining or morning coffee. Inside, 1,760 sq. ft. offers open-concept living, wide-plank wood floors and a bright white kitchen with gas cooking. Three bedrooms upstairs are complemented by a flexible finished basement with a fourth bedroom, recreation room, full bathroom and separate entrance—perfect for guests, teens, work, fitness or extended family. Hurry before this is gone.