

**Active**  
**R2090850**  
 Board: V, Attached  
 Apartment/Condo

**410 960 LYNN VALLEY ROAD**

North Vancouver  
 Lynn Valley  
 V7J 1Z7

**\$450,000** (LP)  
 (SP)



DOM: **7** List Date: **7/11/2016** Expiry Date: **10/31/2016**  
 Prev. Price: **\$0** Original Price: **\$450,000** Sold Date:  
 Meas. Type: Frontage (feet): Approx. Year Built: **2002**  
 Depth/Size: Frontage (metres): Age: **14**  
 Sq. Footage: **0.00** Bedrooms: **2** Zoning: **STRATA**  
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$2,594.14**  
 Exposure: Full Baths: **2** For Tax Year: **2016**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 P.I.D.: **025-386-697** Approval Req.?: **No** Maint. Fee: **\$315.27**  
 View: **No** Tour: **Virtual Tour URL**  
 Mgmt. Co's Name: **STRATAWEST MANAGEMENT** Mgmt. Co #: **604-904-9595**  
 Complex / Subdiv: **BALMORAL HOUSE**  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Electric, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Total Parking: Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground** Locker: **Y**  
 Dist. to Public Transit: **1** Dist. to School Bus:  
 Units in Development: **66** Total Units in Strata: **66**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **No : POA DOESN'T LIVE ON PREMISES**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal**  
 Legal: **PL LMS4641 LT 59 DL 2025 LD 36**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Elevator, Garden, In Suite Laundry**

Site Influences: **Adult Oriented, Recreation Nearby, Retirement Community, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'4 x 7'7			x			x
Main	Dining Room	10'8 x 7'7			x			x
Main	Living Room	13'6 x 11'3			x			x
Main	Master Bedroom	17' x 9'9			x			x
Main	Walk-In Closet	4'10 x 4'2			x			x
Main	Bedroom	14'10 x 12'2			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>888</b>	# of Rooms: <b>6</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	Main	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>55+</b>			2	Main	4	No	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>888 sq. ft.</b>	# or % of Rentals Allowed: <b>6</b>			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Age Restrictions, Pets Allowed w/Rest., Rentals Allwd</b>			5				Door Height:
Grand Total: <b>888 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

List Broker 1: **Sutton Grp-West Coast Realty - Office: 604-986-9321** List Broker 2: **Sutton Grp-West Coast Realty - Office: 604-986-9321**  
 List Sales Rep 1: **Colin Hall PREC\* - Phone: 604-727-6202** colin@colinhall.ca Appointments: **Phone L.R. First**  
 List Sales Rep 2: **Lisa E Billett PREC\* - Phone: 778-999-6472** 3: Call: **COLIN**  
 Sell Broker 1: Phone: **604-727-6202**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **L. PELLEIRN & D. KITCHEN**  
 Commission: **3.22% ON 1ST 100K/1.15% ON BAL**  
 Occupancy: **Owner**

Realtor **Contract signed by POA. All measurements approximate. Suite is vacant. Showings by appointment.**  
 Remarks:

**Very elegant, top floor unit with vaulted ceilings, open floor plan and picturesque windows. This large, 2 bedroom features privacy on the quiet west side of the building with bedrooms at opposite sides of each other, gas fireplace, insuite laundry & 2 full bathrooms and walk-in closet. The exclusive 55+ Balmoral House is close to transit & shopping with lots of amenities and optional services such as meal plan served next door & social activities. Quick possession available. Small pets welcome.**