Presented by:
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Active
R2194575
Board: V
Townhouse

451 ST. ANDREWS AVENUE

North Vancouver
Lower Lonsdale
V7L 4S7

Residential Attached
$1,199,000 (LP)
(SP)

Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **SELF MANAGED**
Mgmt. Co's Phone: **604-987-3187**
View: **Yes: BEAUTIFUL VIEW OF DOWNTOWN**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **$361.00**

Original Price: **$1,199,000**
Approx. Year Built: **1999**
Age: **18**
Zoning: **MFD**
Gross Taxes: **$3,180.98**
For Tax Year: **2016**
Tax Inc. Utilities?: **No**
P.I.D.: **024-244-422**
Tour:

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Rooftop Deck, Sundeck(s)**
Type of Roof: **Torch-On, Wood**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2**
Parking: **Garage; Underground**
Parking Access: **Lane**
Locker: **N**
Dist. to Public Transit: **1**
Dist. to School Bus:
Units in Development:
Total Units in Strata:
Title to Land: **Freehold Strata**

Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
Legal: **PL LMS3455 LT 9 DL 274 LD 36**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Jetted Bathtub, Security - RI, Smoke Alarm, Vacuum R.I., Vaulted Ceiling**

Floor	Type	Dimensions
Main	Living Room	15'3 x 12'5
Main	Dining Room	7'11 x 9'7
Main	Eating Area	11'5 x 11'4
Main	Kitchen	11'10 x 8'8
Main	Foyer	5'10 x 6'10
Above	Master Bedroom	13'4 x 10'7
Above	Walk-In Closet	6'1 x 5'3
Above	Bedroom	11'2 x 9'11
Above	Bedroom	11'5 x 10'9
Above	Flex Room	6' x 13'11

Floor	Type	Dimensions
Below	Foyer	10'4 x 5'4
Below	Laundry	11'4 x 8'8
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **737**
Finished Floor (Above): **715**
Finished Floor (Below): **105**
Finished Floor (Basement): **267**
Finished Floor (Total): **1,824 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,824 sq. ft.**

# of Rooms: **12** # of Kitchens: **1** # of Levels: **4**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: **Y** Dogs: **Y**
or % of Rentals Allowed:
Bylaw Restric: **Pets Allowed w/Rest., Rentals Not Allowed**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **18'11X10'1**
Door Height:

Listing Broker(s): **Sutton Grp-West Coast Realty**

Have you been waiting for the perfect townhome in Lower Lonsdale? Roof top deck with a glorious view of Downtown, vaulted ceilings, corner unit, secure one car garage with a second parking spot in the underground parkade, hardwood floors, a humongous sun deck, you'll feel like you've died and gone to heaven! This south facing 1824 SF 3 bedroom & den, 2.5 bath townhome is spacious & bright. The kitchen has solid maple cabinets & the master ensuite has a whirlpool tub. Roof top deck has gas, power, & water and a view to kill. Carve out your own piece of paradise in Lower Lonsdale's best location close to shopping, restaurants, and the Quay. No rentals allowed.