



Presented by:
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Active
R2378292
 Board: V
 Apartment/Condo

609 135 E 17TH STREET
 North Vancouver
 Central Lonsdale
 V7L 3Y4

Residential Attached
\$575,000 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$575,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2013
Depth / Size (ft.):	Bedrooms: 1	Age: 6
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: C1
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,505.63
Council Apprv?:	Half Baths: 0	For Tax Year: 2018
Exposure:	Maint. Fee: \$269.71	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 029-161-606
Mgmt. Co's Name: Rancho Property Management		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-684-4508		
View: Yes: Partial Mountain Views		
Complex / Subdiv: LOCAL		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete			Dist. to School Bus: close
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: close	Total Units in Strata: 175
Rain Screen:	R.I. Plumbing:	Units in Development: 175	
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Baseboard, Hot Water	# of Fireplaces: 0	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Legal: **STRATA LOT 81, PLAN EPS1614, DISTRICT LOT 549, 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 1 OR V, AS**
 Amenities: **Bike Room, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Storage**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 10'11			x			x
Main	Kitchen	8'2 x 7'7			x			x
Main	Dining Room	14'6 x 10'11			x			x
Main	Master Bedroom	9'9 x 10'7			x			x
Main	Foyer	6'10 x 3'5			x			x
Main	Patio	6'8 x 8'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 538	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: Yes	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1				Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: NR	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 538 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 538 sq. ft.				7				
				8				

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

BUY LOCAL ON LONSDALE. Located conveniently in Central Lonsdale, this bright and modern one bedroom suite features engineered laminate floors, a gorgeous kitchen with LG stainless steel appliances, granite countertops, a large master ensuite with soaker tub & frameless glass shower, and a private deck with beautiful views of the North Shore mountains! Fantastic amenities include an acre of rooftop terrace with BBQ area and personal garden plots, entertainment lounge, fitness centre, workshop room & guest suite. Conveniently located beside the new City Market grocery store in the heart of Central Lonsdale, this is close to everything. Steps to Lonsdale, Lions Gate Hospital, trendy restaurants, JJ Bean & the City's green necklace. Rentals & Pets ok. Includes 1 parking & 1 storage locker.

Detailed Tax Report

Property Information

Prop Address	135 E 17TH ST UNIT# 609	Jurisdiction	CITY OF NORTH VANCOUVER
Municipality	CITY OF NORTH VANCOUVER	Neighborhood	LONSDALE-CENTRAL
Area	NORTH VANCOUVER	SubAreaCode	VNVCL
PropertyID	029-161-606	BoardCode	V
PostalCode	V7L 0C4		

Property Tax Information

TaxRoll Number	981614081	Gross Taxes	\$1,505.63
Tax Year	2018	Tax Amount Updated	06/20/2018

More PIDS

029-161-606

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPS1614	81		549	36				

Legal FullDescription

STRATA LOT 81, PLAN EPS1614, DISTRICT LOT 549, 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 1 OR V, AS APPROPRIATE

Land & Building Information

Width		Depth	
Lot Size		Land Use	
Actual Use	STRATA-LOT RESIDENCE (CONDOMINIUM)		
Year Built	2013		
BCA Description	STRATA APARTMENT - HI-RISE	Zoning	
WaterConn			
BCAData Update	04/09/2019		

Supplementary Property Info

BedRooms	1	Foundation	
Full Bath		Half Bath2	
Half Bath3		Stories	
Pool Flg		Carport	0
Garage S	0	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$413,000.00	\$151,000.00	\$564,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$413,000.00	\$151,000.00	\$0.00	\$0.00	\$564,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$413,000.00	\$151,000.00	\$0.00	\$0.00	\$564,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/29/2016	\$440,000.00	CA5298843	IMPRV SINGLE PROPERTY CASH TRANSACT
1/28/2016	\$342,500.00	CA4952879	IMPROVED SINGLE PROPERTY TRANSACTION
10/9/2013	\$334,900.00	CA3394735	IMPRV SINGLE PROPERTY CASH TRANSACT

9/6/2013

\$0.00

CA3337442

REJECT NOT SUITED SALE
ANALYSIS