



Presented by:
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stilhavn
 REAL ESTATE SERVICES

Active
R3177603
 Board: V
 Apartment/Condo

401 137 E 1ST STREET
 North Vancouver
 Lower Lonsdale
 V7L 1B2

Residential Attached
\$788,800 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$788,800
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 29
Frontage(metres):	Full Baths: 2	Zoning: MF
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,972.75
Sq. Footage: 0.00		For Tax Year: 2026
Flood Plain:	P.I.D.: 023-984-333	Tax Inc. Utilities?:
View: Yes : PARTIAL WATER & CITY		Tour:
Complex / Subdiv: CORONADO		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Top Floor Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 61, PLAN LMS3042, 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 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): 842	Units in Development:	Tot Units in Strata: 80	Locker: Yes
Finished Floor (Above): 0	Exposure: North, South	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSERTIVE NORTHWEST	Mgmt. Co's #: 604-263-5566	
Finished Floor (Below): 0	Maint Fee: \$526.76	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 842 sq. ft.			
Unfinished Floor: 0			
Grand Total: 842 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 6			

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

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Excellent TOP FLOOR 2 bedroom, 2 bathroom home offering 842 sqft of well-designed living space with soaring 11' ceilings and an open floorplan with no wasted space! This corner, end-unit has great-sized bedrooms, cozy gas fireplace and balcony perfect for the BBQ. The primary bedroom has a lovely view of Burrard Inlet and Downtown Vancouver, plus a 5-piece ensuite. This proactive, well-maintained strata offers good amenities with lounge, gym and workshop available, and is in a fantastic location, steps to Lonsdale's shops and restaurants, the Shipyards and the Seabus for an easy commute to Downtown. Includes 1 parking and storage locker. A fantastic opportunity to enjoy North Shore living with everything at your doorstep! Open: Sat. Oct 24, 2-4.