



Presented by:
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Active **R2642238** **8 230 W 13TH STREET** Residential Attached
 Board: V North Vancouver **\$1,125,000 (LP)**
 Townhouse Central Lonsdale V7M 1N7 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,125,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1980**
 Frontage(feet): Bathrooms: **3** Age: **42**
 Frontage(metres): Full Baths: **2** Zoning: **RHSFU**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$2,730.21**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **005-975-794** Tax Inc. Utilities?:
 View: **Yes : Partial city** Tour:
 Complex / Subdiv: **THE BEECHES**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/Bsmt.** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage Underbuilding**
 Exterior: **Mixed** Dist. to Public Transit: **1/2 block** Dist. to School Bus: **1/2 block**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Renovations: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Fixtures Leased: **:**
 Fireplace Fuel: **Wood** Rain Screen: Fixtures Rmvd: **: infrared sauna**
 Fuel/Heating: **Baseboard, Electric** Metered Water: Floor Finish: **Laminate, Tile**
 Outdoor Area: **Patio(s) & Deck(s)** R.I. Plumbing:
 Type of Roof: **Asphalt**

Legal: **STRATA LOT 8, PLAN VAS812, DISTRICT LOT 548, 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: **Garden, In Suite Laundry**
 Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): 523	Units in Development: 29	Tot Units in Strata:	Locker: No
Finished Floor (Above): 459	Exposure: North	Storeys in Building:	
Finished Floor (AbvMain2): 240	Mgmt. Co's Name: Self Managed	Mgmt. Co's #:	
Finished Floor (Below): 179	Maint Fee: \$474.70	Council/Park Apprv?:	
Finished Floor (Basement): 135	Maint Fee Includes: Garbage Pickup, Gardening		
Finished Floor (Total): 1,536 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 1,536 sq. ft.	Restricted Age: # of Pets: 2	Cats: Yes	Dogs: Yes
Suite:	# or % of Rentals Allowed: 5		
Basement: Part	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 4	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 9		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'11 x 12'7	Abv Main 2	Office	6'4 x 6'3	1	Above	4	No
Above	Dining Room	11'2 x 8'9			x	2	Abv Main 2	2	No
Above	Kitchen	8'8 x 8'1			x	3	Bsmt	4	No
Abv Main 2	Bedroom	12'11 x 12'7			x	4			
Abv Main 2	Bedroom	11'4 x 10'7			x	5			
Abv Main 2	Master Bedroom	12'7 x 10'7			x	6			
Bsmt	Flex Room	11'7 x 10'			x	7			
Main	Foyer	7'9 x 6'3			x	8			

Listing Broker(s): **RE/MAX Masters Realty**

Welcome to The Beeches a well maintained complex in Central Lonsdale. This bright south facing unit is tucked in on the 2nd row of the complex and is very quiet. The home is very welcoming and exudes the Sante Fe character and ambiance. It simply oozes warmth and good vibes of a "casita". The kitchen features stainless appliances and opens up to a spacious backyard with veggie boxes. The front & backyard are both fenced - ideal for pets and children to play. All 3 bathrooms have been updated with newer cabinets, designer lighting & flooring. Ideal for first time buyers and young families- Queen Mary elementary school is across the street. If you treasure comfort, privacy and urban care- free living right in the heart of Central Lonsdale, you could be the next owner.