

# Features - 1852 Purcell Way

## Exterior:

- 2014 to 2018: 2019 asphalt roof replaced over unit
- 2015 to 2022 repainted cedar siding
- Unit: vinyl windows and doors
- Unit: R42 installation added in attic

## Main Floor:

- Updated flooring throughout: wide plank laminate flooring, bathroom tile lino and carpet in bedrooms
- Kitchen: stylish white cabinets, whirlpool stainless appliances fridge with freezer on bottom, electric flat top stove, Bosch dishwasher, walk in pantry
- Master bedroom: walk through closet, den
- Cheater ensuite: Toto toilet, tub/shower, single sink
- Den/Storage: off walk through closet
- Bedroom #2: Murphy Bed. Not included in sale price
- Laundry Closet: Samsung washer and dryer
- Storage loft over entrance: large enough to store bike/snow board
- Furnace room: Carrier furnace. 40 gal hot water tank
- Copper piping throughout
- Copper wiring throughout

**2022:** installed new main shut off water value for unit.  
New laundry shut offs.

**2022:** strata arranged cleaning of wet and dry plumbing vents

## Amenity Room

### Outdoor Play Ground

### Outdoor Pool: concrete

- 2016 replaced pool boiler

**Gross Taxes 2022:** \$1,630.15

**Units:** 143

**Form B Dated:** November 15, 2022

**Contingency Reserve Fund:** \$452,469.57

**Insurance Effective:** April 1, 2022 to April 1, 2023

**Depreciation Report:** October 16, 2019

**Maintenance Fee:** \$478.32

- management, garbage pick up, gardening, outdoor pool, recreation room, sewer and snow removal

## Confirm Bylaws:

**Pets:** 1 cat or 1 dog

**Age Restriction:** None

**Rental Restriction:** Maximum 10

**Barbeque:** propane/electric

**Smoking:** no smoking in strata lot, limited common property, exterior common property, with 3 meters of door/window/air intake

**2 Bedroom Unit:** maximum 5 occupants

**Main Floor:** 925 sq. ft.

**Entrance:** 30 sq. ft.

**Total Floor Area:** 955 sq. ft.

## Open Parking: 2

- Parking spot #37
- Parking permit, first come first serve basis

## Neighbourhood University:

**Capilano University:** 2055 Purcell Way, steps away

## Neighborhood Schools:

Lynnmour Elementary School: 800 Forsman Avenue

Windsor Secondary: 931 Broadview Drive

**Optional:** Murphy Bed \$2,800 new, \$1,000 mattress new.  
Free: Portable air conditioner, dehumidifier, heater

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed. House size taken from BC Floor Plans. Strata plan shows smaller. Buyer to verify.



Presented by:

# Cindy Walker

Homelife Benchmark Realty Corp. (White Rock)

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**Active**  
**R2737484**  
Board: V  
Apartment/Condo

## 1852 PURCELL WAY

North Vancouver  
Lynnmour  
V7J 3K3

Residential Attached

**\$565,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$565,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1976</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>46</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,630.15</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain: <b>No</b>	P.I.D.: <b>003-878-112</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes :Gorgeous Park Views</b>		Tour:
Complex / Subdiv: <b>Purcell Woods</b>		
First Nation		
Services Connctd: <b>Community, Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **0** R.I. Fireplaces: **0**  
Fireplace Fuel:  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2022**  
Rain Screen:  
Metered Water: **No**  
R.I. Plumbing: **No**

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 37 DISTRICT LOTS 612 AND 614 STRATA PLAN VR. 329TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTIONTO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Playground, Pool; Outdoor, Recreation Center**

Site Influences: **Private Setting, Recreation Nearby, Ski Hill Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **925**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **30**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **955 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **955 sq. ft.**

Units in Development: **143**  
Exposure: **Southwest**  
Mgmt. Co's Name: **Strata West**  
Maint Fee: **\$478.32**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening**

Tot Units in Strata: **143** Locker: **No**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-904-9595**  
Council/Park Apprv?: **No**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions**  
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **10 #**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'3 x 10'11			x	1	Main	4	Yes
Main	Dining Room	14'3 x 10'3			x	2			No
Main	Kitchen	8'11 x 7'9			x	3			No
Main	Master Bedroom	11'8 x 10'11			x	4			No
Main	Bedroom	12'10 x 9'1			x	5			No
Main	Den	7'10 x 4'10			x	6			No
Main	Other	41'8 x 5'2			x	7			No
Below	Foyer	4' x 4'			x	8			No

Listing Broker(s): **Homelife Benchmark Realty Corp. (White Rock)** **Homelife Benchmark Realty Corp. (White Rock)**

**Purcell Woods: Well built & maintained wooden 3-storey building with cedar siding and updated asphalt roof. Surrounded by nature trails, outdoor pool, playground, close to shopping, schools, 15-min drive downtown, steps to Capilano University. Renovated walk up top floor bright open 955 sq. ft. plan, two bedroom, with updated ensuite & den. Updated bright white kitchen, stainless appliances, walk in pantry, opens to living room with bar, western exposed sundeck overlooking nature. Fresh paint, flooring, updated bedroom carpet, optional Murphy Bed in 2nd bedroom. Forced air furnace & hot water tank, vinyl windows & patio door, plus extra ceiling insulation. Recreation Room, families and 1 cat or dog welcome, only 10 rentals. Well managed complex, 2019 Depreciation Report. Call for viewing.**

**1852 Purcell Way,  
North Vancouver, B.C.**

**The Walker Real Estate Team**

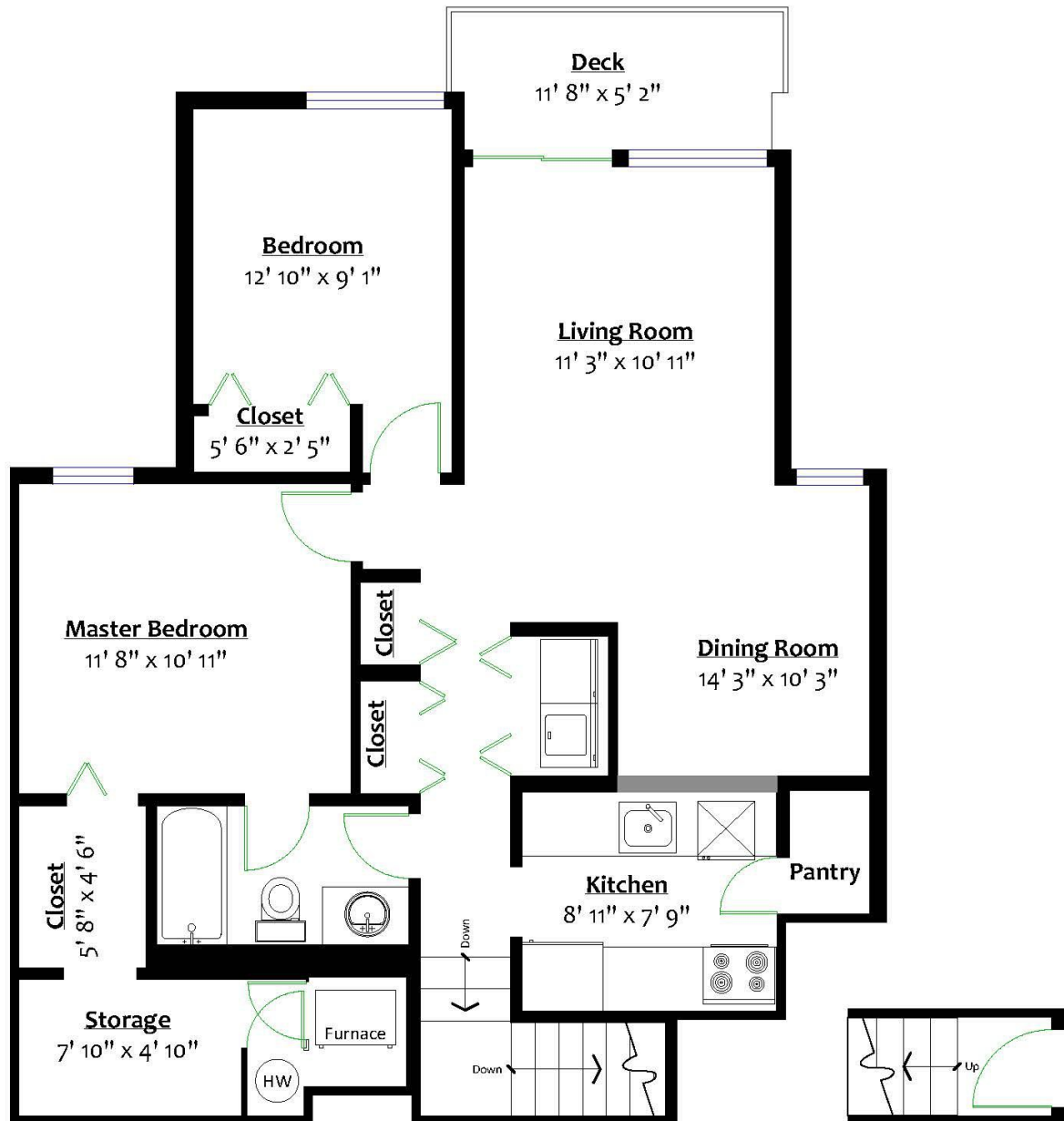
604.889.5004 info@WalkerRealEstate.ca

**Totals\*\***

Main Level: 925 sq. ft. Deck: 58 sq. ft.

Lower Level: 30 sq. ft.

Total: 955 sq. ft.



**MAIN LEVEL**

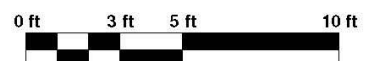
Floor Area: 925 Sq. Ft.

Ceiling Height: 8'

**LOWER LEVEL**

Floor Area: 30 Sq. Ft.

Ceiling Height: 8'

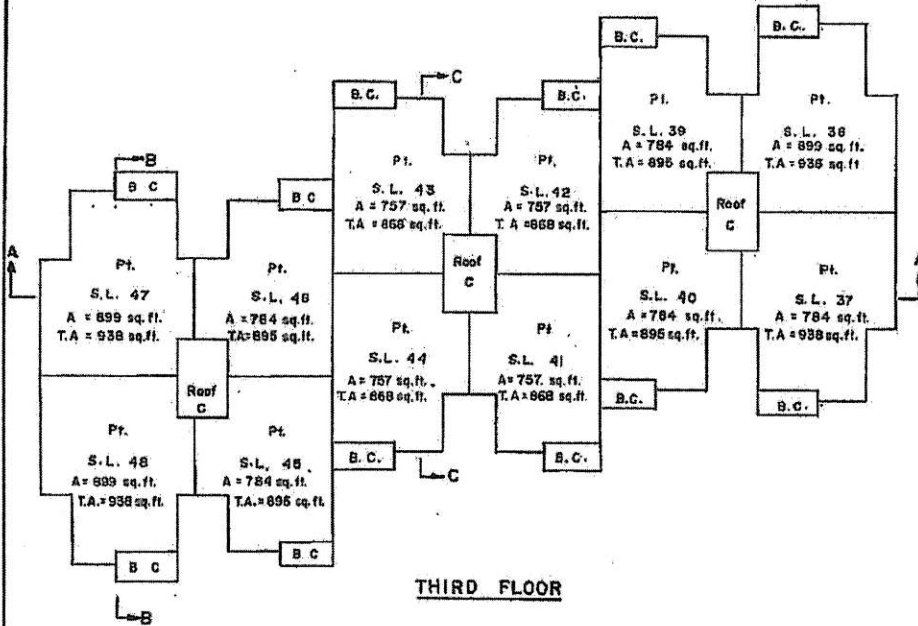


\*\* While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for \$1,000,000

**BUILDING "D"**

**STRATA PLAN Vr329**

SCALE: 1" = 20'



**THIRD FLOOR**

CIVIC ADDRESSES ARE AS FOLLOWS

STRATA LOT NO.:	POSTAL ADDRESSES:	STRATA LOT No.:	POSTAL ADDRESSES:
	PURCELL WAY		PURCELL WAY
21	1844	35	1892
22	1846	36	1894
23	1862	37	1892
24	1860	38	1894
25	1864	39	1856
26	1866	40	1858
27	1874	41	1870
28	1872	42	1868
29	1880	43	1876
30	1882	44	1878
31	1890	45	1886
32	1888	46	1884
33	1890	47	1898
34	1848	48	1896

DATED THIS 27th DAY OF MARCH 1976

B. C. L. S.

2512 - 01

Status: Filed

Plan #: VAS329 App #: N/A Cht #: (Altered)

RCVD: 98-02-26 ROST: 2013-01-08 15:35:02

