



Presented by:  
**Susan Scott**

Royal LePage Sussex  
Phone: 604-928-1588

realtorsuescott@gmail.com

ROYAL LEPAGE **Sussex**

**Active**

**R2302054**

Board: V

Apartment/Condo

**206 120 W 17TH STREET**

North Vancouver  
Central Lonsdale  
V7M 1V4

Residential Attached

**\$488,000 (LP)**

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$488,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>1972</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>46</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>CD-465</b>
Flood Plain: <b>No</b>	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,281.69</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$321.95</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>003-188-108</b>
Mgmt. Co's Name: <b>SELF</b>		Tour:
Mgmt. Co's Phone:		
View: <b>Yes: Northshore mountains</b>		
Complex / Subdiv: <b>The Old Colony</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking:	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>DetachedGrge/Carport</b>		
Exterior: <b>Mixed, Stucco, Wood</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>nearby</b>
Rain Screen:	Reno. Year: <b>2010</b>	Dist. to Public Transit: <b>1 blk</b>	Total Units in Strata:
Renovations: <b>Completely</b>	R.I. Plumbing:	Units in Development: <b>27</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Fireplace Fuel:	# of Fireplaces: <b>0</b>	Property Disc.: <b>Yes</b>	
Fuel/Heating: <b>Baseboard, Hot Water, Natural Gas</b>		Fixtures Leased: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Fixtures Rmvd: <b>No :</b>	
Type of Roof: <b>Asphalt</b>		Floor Finish: <b>Laminate, Wall/Wall/Mixed</b>	
Maint Fee Inc: <b>Garbage Pickup, Gardening, Heat, Hot Water, Management, Water</b>			
Legal: <b>PL VAS52 LT 16 DL 548 LD 36, GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1</b>			
Amenities: <b>Bike Room, Garden, Shared Laundry, Storage</b>			

Site Influences: **Adult Oriented, Central Location, Lane Access, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 12'4			x			x
Main	Dining Room	10' x 8'7			x			x
Main	Master Bedroom	14'7 x 9'9			x			x
Main	Kitchen	10' x 7'11			x			x
Main	Foyer	6'8 x 4'10			x			x
Main	Flex Room	5' x 4'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>752</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>19+</b>			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>Cats: No Dogs: No</b>			3				Pool:
Finished Floor (Total): <b>752 sq. ft.</b>	# or % of Rentals Allowed: <b>4</b>			4				Garage Sz:
	Bylaws: <b>Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>752 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **Royal LePage Sussex**

**Welcome Home to #206 at The Old Colony! This spacious 1 bedroom north facing unit has plenty of storage, large rooms, small mountain views, and easy access to all that vibrant Central Lonsdale has to offer! Steps to Starbucks, groceries, trendy restaurants, medical, community centre, library and transit. This well maintained boutique building combines the charm of yesteryear with contemporary touches of today! Don't miss out! Call your Realtor today to arrange a viewing! Sneak Peek Thursday Sept. 6th 5-7pm and Open House Sunday Sept 9th 1-4pm**