

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2024
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	0
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	RT-1
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$0.00
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	032-163-282

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Glass,Fibre Cement Board,Stucco	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	DetachedGrge/Carport,Other
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	2 - Total Units in Strata: 2
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump,Hot Water,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : Mountain Views
<b>Mgmt. Company:</b>	Not Applicable
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 1, PLAN EPS9946, 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 V
<b>Amenities:</b>	Air Cond./Central,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Garage Door Opener,Heat Recov. Vent.,Microwave,Security System,Vacuum - Built In
<b>Bylaw Restrict:</b>	No Restrictions
<b>Listing Broker(s):</b>	The Agency Vancouver

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 4'7	Above	Walk-In Closet	5'3 x 4'5
Main	Kitchen	13'11 x 8'3	Bsmt	Utility	6'8 x 7'0
Main	Dining Room	13'4 x 7'8	Bsmt	Living Room	12'3 x 8'2
Main	Living Room	16'4 x 10'9	Bsmt	Dining Room	12'3 x 5'10
Above	Primary Bedroom	11'1 x 10'4	Bsmt	Kitchen	8'10 x 7'2
Above	Bedroom	9'1 x 8'10	Bsmt	Bedroom	9'11 x 10'8
Above	Bedroom	9'0 x 8'10			

<b>Finished Floor (Main):</b>	600 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	600 sqft	<b># Of Kitchens:</b>	2	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmt):</b>	600 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Finished Floor (Total):</b>	1,800 sqft	<b>Basement:</b>	Fully Finished,Separate Entry	Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,800 sqft	<b># Of Pets:</b>				

Welcome to North Vancouver's finest luxury custom duplex. The quality & curated luxury you've been searching for. Features include Miele's latest appliance offerings, high end plumbing & lighting fixtures, custom floor to ceiling millwork, and more. Brand new construction with 2/5/10 warranty peace of mind. A panoramic fireplace and radiant floors keep you cozy in the winter while you enjoy air conditioned cool summers. Your custom home automation system adapts to your needs adjusting to your lifestyle for entertainment, lighting, security, and comfort at a touch. Below, the legal suite is an investment property in your own home. Steps to shopping, transit, and the new massive recreation centre a couple blocks away! Enjoy the lifestyle of the heart of Lonsdale. Open House Sunday 2-4pm!