R2919942 1/2 Duplex

## 243 E 21ST STREET NORTH VANCOUVER

Central Lonsdale, V7L 3B7

Residential Attached \$2,099,000 (LP)

Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	lt: 2024	1
Frontage (ft):		Bathrooms:	4	Age:	0	T
Lot Area:		Full Baths:	3	Zoning:	0 RT-1	
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.0	
Rear Yard Exp:			I	For Tax Year:	\$0.0 2024	
View:	Yes			P.I.D.:	-	+ 163-282
view:	res			P.I.D.:	002-	103-202
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 2 - Covered	: 1	
Construction:	Frame - Wood		Covered Parking:	1		
Exterior:	Glass, Fibre Cement Bo	oard,Stucco	Parking Access:	Lane		
Foundation:			Parking:	DetachedGrge/Ca	rport,Other	
Rain Screen:	Full		Locker:			
Renovations:			Units in Dev:	2 - Total Units in S	Strata: 2	
# of Fireplaces:	1 - Fuel: Gas - Natural	l	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Heat Pump,Hot Water,	Radiant	Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:			
Floor Finish:	Laminate, Tile		Fixtures Rmvd:			
View:	Yes : Mountain Views					
VIC VV.						
Mgmt. Company:	Not Applicable					
-	Not Applicable					
Mgmt. Company:		Natural Gas,Sanitary Sewer,Storm Se	wer.Water			
Mgmt. Company: Complex / Subdiv:	Community,Electricity,I STRATA LOT 1, PLAN	Natural Gas,Sanitary Sewer,Storm Se I EPS9946, DISTRICT LOT 549, GROI Y IN PROPORTION TO THE UNIT EN	JP 1, NEW WESTMINSTER			N INTEREST IN TH
Mgmt. Company: Complex / Subdiv: Services Connected:	Community,Electricity,I STRATA LOT 1, PLAN	EPS9946, DISTRICT LOT 549, GROUNY IN PROPORTION TO THE UNIT EN	JP 1, NEW WESTMINSTER			N INTEREST IN TH
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Community,Electricity, STRATA LOT 1, PLAN COMMON PROPERT Air Cond./Central,In Si Central Location,Lane	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN uite Laundry,Storage Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windo	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRA Nearby	TA LOT AS SHOWN O	N FORM V	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Community,Electricity, STRATA LOT 1, PLAN COMMON PROPERT Air Cond./Central,In St Central Location,Lane Air Conditioning,ClthW	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN uite Laundry,Storage Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windo	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRA Nearby	TA LOT AS SHOWN O	N FORM V	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Community,Electricity, STRATA LOT 1, PLAN COMMON PROPERTY Air Cond./Central,In St Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN ute Laundry,Storage e Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windov It In	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRA Nearby w Coverings,Fireplace Insert	TA LOT AS SHOWN O ,Garage Door Opener,	N FORM V Heat Recov. Vent	t.,Microwave,Securit
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor	Community,Electricity, STRATA LOT 1, PLAN COMMON PROPERTY Air Cond./Central,In Si Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN uite Laundry,Storage e Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windo It In er Dimensions	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRA Nearby w Coverings,Fireplace Insert Floor	TA LOT AS SHOWN O ,Garage Door Opener, <b>Type</b>	N FORM V Heat Recov. Vent	t.,Microwave,Securii I <b>sions</b> '5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	Community,Electricity, STRATA LOT 1, PLAN COMMON PROPERTY Air Cond./Central,In Si Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve <b>Type</b> Foyer Kitchen	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN uite Laundry,Storage e Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windor It In er Dimensions 6'8 x 4'7	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRA Nearby w Coverings,Fireplace Insert Floor Above	TA LOT AS SHOWN O ,Garage Door Opener, <b>Type</b> Walk-In Closet Utility	N FORM V Heat Recov. Vent Dimen 5'3 x 4'	t.,Microwave,Securit sions '5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Community,Electricity, STRATA LOT 1, PLAN COMMON PROPERT Air Cond./Central,In Si Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve <b>Type</b> Foyer Kitchen Dining Room	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN uite Laundry,Storage e Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windor It In er Dimensions 6'8 x 4'7 13'11 x 8'3	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRA Nearby w Coverings,Fireplace Insert Floor Above Bsmt	TA LOT AS SHOWN O ,Garage Door Opener, <b>Type</b> Walk-In Closet Utility Living Room	N FORM V Heat Recov. Vent <b>Dimen</b> 5'3 x 4' 6'8 x 7'	t.,Microwave,Securit sions '5 '0 8'2
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above	Community,Electricity,I STRATA LOT 1, PLAN COMMON PROPERTY Air Cond./Central,In St Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve <b>Type</b> Foyer Kitchen Dining Room Living Room Primary Bedroom	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN uite Laundry,Storage Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windo It In <b>Dimensions</b> 6'8 x 4'7 13'11 x 8'3 13'4 x 7'8 16'4 x 10'9 11'1 x 10'4	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRA Nearby w Coverings,Fireplace Insert Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt	TA LOT AS SHOWN O ,Garage Door Opener, <b>Type</b> Walk-In Closet Utility Living Room Dining Room Kitchen	N FORM V Heat Recov. Vent 5'3 x 4' 6'8 x 7' 12'3 x 3 12'3 x 3 8'10 x 1	t.,Microwave,Securit Isions 15 10 8'2 5'10 7'2
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Above	Community,Electricity,I STRATA LOT 1, PLAN COMMON PROPERTY Air Cond./Central,In St Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve <b>Type</b> Foyer Kitchen Dining Room Living Room Primary Bedroom Bedroom	EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN uite Laundry,Storage Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windov It In Er Dimensions 6'8 x 4'7 13'11 x 8'3 13'4 x 7'8 16'4 x 10'9 11'1 x 10'4 9'1 x 8'10	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRA Nearby w Coverings,Fireplace Insert Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt	TA LOT AS SHOWN O ,Garage Door Opener, <b>Type</b> Walk-In Closet Utility Living Room Dining Room Kitchen	N FORM V Heat Recov. Vent 5'3 x 4' 6'8 x 7' 12'3 x 3 12'3 x 3 8'10 x 1	t.,Microwave,Securit Isions 15 10 8'2 5'10 7'2
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Above Above Finished Floor (Main): Finished Floor (Below):	Community,Electricity,I STRATA LOT 1, PLAN COMMON PROPERT Air Cond./Central,In Si Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve <b>Type</b> Foyer Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Bedroom	A EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN Juite Laundry,Storage Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windor It In Pr Dimensions 6'8 x 4'7 13'11 x 8'3 13'4 x 7'8 16'4 x 10'9 11'1 x 10'4 9'1 x 8'10 9'0 x 8'10 # Of Rooms: # Of Kitchens:	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRAT Nearby w Coverings, Fireplace Insert Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt 13 2	TA LOT AS SHOWN O ,Garage Door Opener, Type Walk-In Closet Utility Living Room Dining Room Kitchen Bedroom Bathroom Floor Main	N FORM V Heat Recov. Vent 5'3 x 4' 6'8 x 7' 12'3 x 12'3 x 8'10 x 9'11 x <b># of Pieces</b> 2	t.,Microwave,Securit Isions 15 10 8'2 5'10 7'2 10'8 Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Above Above Above Above	Community,Electricity,I STRATA LOT 1, PLAN COMMON PROPERTY Air Cond./Central,In St Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve <b>Type</b> Foyer Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Bedroom	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN uite Laundry,Storage Access,Recreation Nearby,Shopping Vsh/Dryr/Frdg/Stve/DW,Drapes/Windor It In er Dimensions 6'8 x 4'7 13'11 x 8'3 13'4 x 7'8 16'4 x 10'9 11'1 x 10'4 9'1 x 8'10 9'0 x 8'10 9'0 x 8'10 # Of Rooms: # Of Kitchens: # Of Levels: Crawl/Bsmt Height:	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRAT Nearby w Coverings, Fireplace Insert Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt 13 2	TA LOT AS SHOWN O ,Garage Door Opener, Type Walk-In Closet Utility Living Room Dining Room Kitchen Bedroom Bathroom Floor Main Above	Dimen 5'3 x 4' 6'8 x 7' 12'3 x 3 8'10 x 1 9'11 x # of Pieces 2 3	t.,Microwave,Securit sions '5 '0 8'2 5'10 7'2 10'8 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Above Above Above Above Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Bsmt):	Community,Electricity,I STRATA LOT 1, PLAN COMMON PROPERTY Air Cond./Central,In St Central Location,Lane Air Conditioning,ClthW System,Vacuum - Built No Restrictions The Agency Vancouve <b>Type</b> Foyer Kitchen Dining Room Living Room Primary Bedroom Bedroom Bedroom Bedroom Bedroom	I EPS9946, DISTRICT LOT 549, GROU Y IN PROPORTION TO THE UNIT EN- uite Laundry,Storage   a Access,Recreation Nearby,Shopping   vsh/Dryr/Frdg/Stve/DW,Drapes/Windo' It In   er   Dimensions   6'8 x 4'7   13'11 x 8'3   13'4 x 7'8   16'4 x 10'9   11'1 x 8'10   9'0 x 8'10   # Of Rooms:   # Of Kitchens:   # Of Levels:	JP 1, NEW WESTMINSTER ITITLEMENT OF THE STRAT Nearby w Coverings, Fireplace Insert Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 13 2 3	TA LOT AS SHOWN O Garage Door Opener, Type Walk-In Closet Utility Living Room Dining Room Kitchen Bedroom Bathroom Floor Main Above Above	Dimen 5'3 x 4' 6'8 x 7' 12'3 x 3 8'10 x 3 9'11 x <b># of Pieces</b> 2 3 3	t.,Microwave,Securit isions '5 '0 8'2 5'10 7'2 10'8 Ensuite? No No Yes

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!

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.