

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	MF-C3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,458.98
Rear Yard Exp:		Maint. Fee:	524.75	For Tax Year:	2023
View:	Yes			P.I.D.:	023-336-536

Style of Home:	1 Storey,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Other	Covered Parking:	1
Exterior:	Brick,Mixed,Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:	Partly	Units in Dev:	56 - Total Units in Strata: 56
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile	Fixtures Rmvd:	No

View:	Yes : City
Mgmt. Company:	Obsidian Property Management - 604-757-3151
Complex / Subdiv:	Mountain View Village
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 37, PLAN LMS2284, DISTRICT LOT 204, 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.
Amenities:	Bike Room,Club House,Elevator,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 13'8	Main	Patio	22'9 x 5'5
Main	Kitchen	7'6 x 16'2			
Main	Dining Room	11'6 x 11'10			
Main	Primary Bedroom	6'0 x 6'0			
Main	Bedroom	17'5 x 9'11			
Main	Walk-In Closet	6'3 x 6'3			
Main	Laundry	5'7 x 4'1			

Finished Floor (Main):	1,112 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,112 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,112 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to this beautifully updated corner two-bedroom suite, a rare find in the heart of North Vancouver. Boasting a spacious 1112 sq. ft. layout, this home offers large, well-proportioned rooms, creating a comfortable and airy atmosphere. Thoughtful updates have been made throughout, including modern renovations in both bathrooms and a refreshed kitchen, making this home move-in ready. The bedrooms are generously sized, providing ample space for relaxation and privacy. With its excellent flow and bright, inviting living spaces, this suite stands out in today's market. Located in a vibrant area that continues to improve, you'll be just steps away from amenities, parks, shopping, and transit. Don't miss the opportunity to call this exceptional property your own!