

# 2007 - 1550 Fern Street, North Vancouver

\$999,900



Welcome to Beacon at Seylynn Village - Award winning master planned community by Denna Homes. BRIGHT HIGH FLOOR Southwest Comer home with stunning views stretching from Burnaby all the way to Vancouver's Downtown skyline. Your 2 Bedroom+ Large Den offers a fantastic floorplan with floor to ceiling windows, separated bedrooms, over height ceilings, AC & a 23' long balcony perfect for BBQ's & entertaining. Chefs kitchen features Fisher & Paykal/Bosch appliance package with Gas cooktop, kitchen island with bar seating & quartz counters. Home in move in conditions! World Class Amenities with the Denia Club - 14,000 SF facility with fully equipped Gym, 25 meter lap pool, hot tub, steam, sauna, party room, yoga & dance room. BONUS 2 parking & I locker incl. Open March 15 2-4pm

## KEY INFORMATION

ADDRESS: 2007 - 1550 Fern Street, North Vancouver

PRICE: \$999,900

AREA: Lynnmour

TYPE: 2 Bedroom + Den + 2 Bathroo

SQ FT: 1151 SF (Interior) + 131 SF Balcony

YEAR BUILT: 2015

TAX: \$4,641.68

STRATA FEES: \$680.93

## FEATURES

VIEWS: Southwest - Unobstructed Open Views

PARKING: 2 (P2 159 & 189)

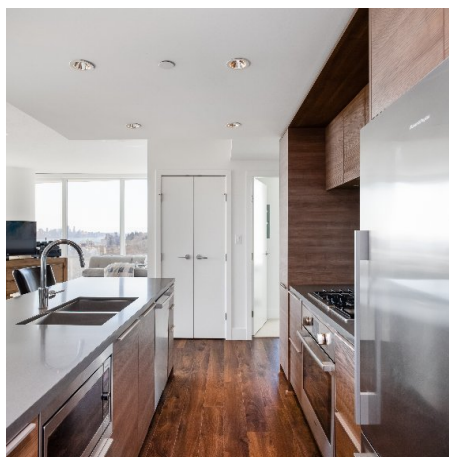
STORAGE: 1 (P2 - Room 6-25)

PETS: 2 Dogs or 2 Cats or 1 of Each

RENTAL: Allowed

ELEMENTARY: Lynnmour Elementary

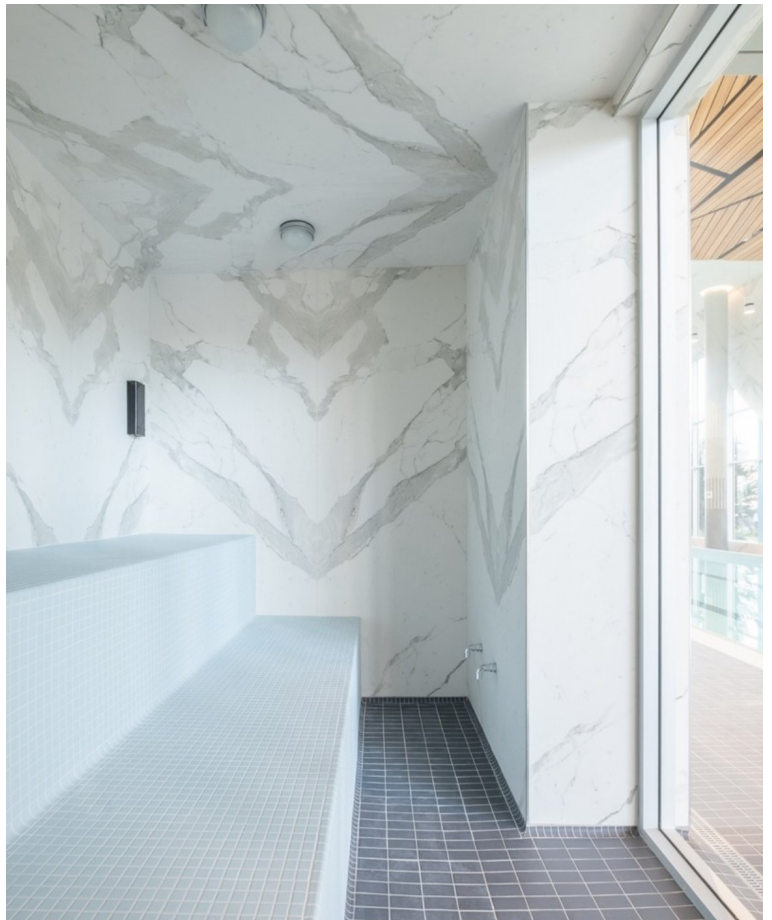
HIGH SCHOOL: Windsor Secondary



**Derek Kai** PREC\*  
604.868.1666  
dkai@rennie.com  
rennie.com/derekkai

**rennie**





**Derek Kai** PREC\*  
 604.868.1666  
 dkai@rennie.com  
 rennie.com/derekkai

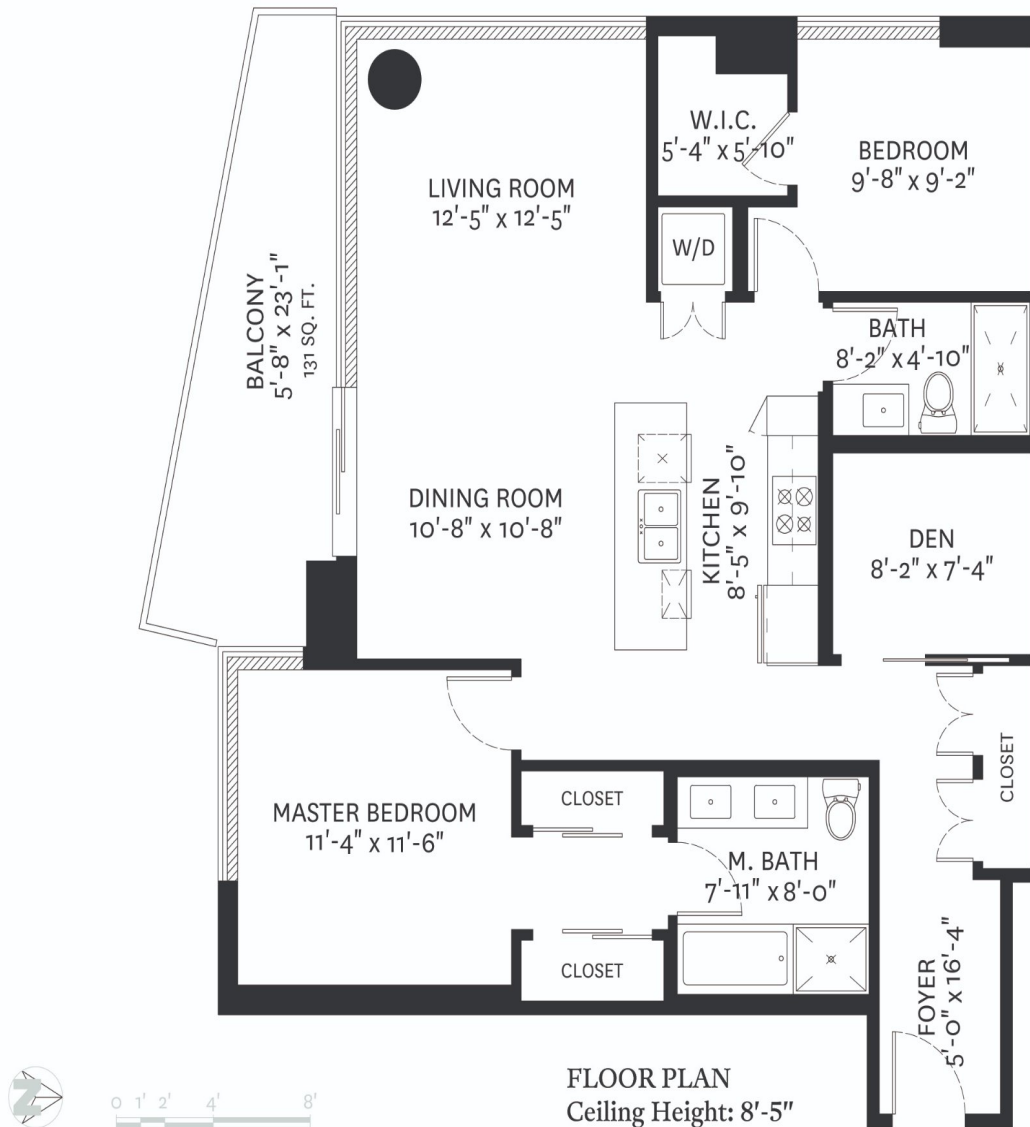
**rennie**

# #2007-1550 Fern Street, North Vancouver, BC

**Finished Area: 1151 SQ. FT.**

Balcony: 131 SQ. FT.

**Total: 1282 SQ. FT.**



floor plan designed by ishot.ca Enterprises Inc.  
604.368.7979 ishot.ca

**Derek Kai** PREC\*  
604.868.1666  
dkai@rennie.com  
rennie.com/derekkai

\*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES.  
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.

**rennie**



Presented by:  
**Derek Kai PREC\***

Rennie & Associates Realty Ltd.  
Phone: 604-868-1666

dkai@rennie.com

**rennie**

**Active**  
**R2443413**

Board: V  
Apartment/Condo

**2007 1550 FERN STREET**

North Vancouver  
Lynn timer  
V7J 0A9

Residential Attached

**\$999,900** (LP)

(SP) 



Sold Date: Meas. Type: **Feet** Frontage (feet): Frontage (metres):  
Depth / Size (ft.): Lot Area (sq.ft.): **0.00** Bedrooms: **2** Bathrooms: **2**  
Flood Plain: Full Baths: **2** Half Baths: **0** Maint. Fee: **\$680.93**  
Council Apprv?: Exposure: **Southwest** If new, GST/HST inc?:  
Mgmt. Co's Name: **AWM ALLIANCE** Mgmt. Co's Phone: **604-685-3227**  
View: **Yes: UNOBSTRUCTED WATER & DOWNTOWN**  
Complex / Subdiv: **BEACON AT SEYLYNN VILLAGE**  
Services Connected: **Electricity, Natural Gas, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit** Construction: **Concrete** Exterior: **Concrete, Glass** Foundation: **Concrete Perimeter** Rain Screen: Renovations: Water Supply: **City/Municipal** Fireplace Fuel: **Forced Air, Geothermal** Outdoor Area: **Balcony(s)** Type of Roof: **Other**  
Reno. Year: R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: **0**  
Total Parking: **1** Covered Parking: **1** Parking Access: Locker: **Y**  
Dist. to Public Transit: **NEAR** Units in Development: Title to Land: **Freehold Strata**  
Property Disc.: **Yes** Fixtures Leased: **No** : Fixtures Rmvd: **No** : Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Heat, Management, Recreation Facility, Snow removal, Water**  
Legal: **STRATA LOT 164, PLAN EPS2829, DISTRICT LOT 613, 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 OR V, AS**  
Amenities: **Air Cond./Central, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'5 x 9'10			x			x
Main	Living Room	12'5 x 12'5			x			x
Main	Dining Room	10'8 x 10'8			x			x
Main	Master Bedroom	11'4 x 11'6			x			x
Main	Bedroom	9'8 x 9'2			x			x
Main	Walk-In Closet	5'4 x 5'10			x			x
Main	Den	8'2 x 7'4			x			x
Main	Patio	23'1 x 5'8			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,151</b>	# of Rooms: <b>8</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	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>1,151 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>1,151 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Rennie & Associates Realty Ltd.**

**Welcome to Beacon at Seyllynn Village -Award winning master planned community by Denna Homes. BRIGHT HIGH FLOOR Southwest Comer home with stunning views stretching from Burnaby all the way to Vancouver's Downtown skyline. Your 2 Bedroom+ Large Den offers a fantastic floorplan with floor to ceiling windows, separated bedrooms, over height ceilings, AC & a 23' long balcony perfect for BBQ's & entertaining. Chefs kitchen features Fisher & Paykal/Bosch appliance package with Gas cooktop, kitchen island with bar seating & quartz counters. Home in move in conditions! World Class Amenities with the Denia Club - 14,000 SF facility with fully equipped Gym, 25 meter lap pool, hot tub, steam, sauna, party room, yoga & dance room. BONUS 2 parking & I locker incl.**