

A 220 West 17th Street, North Vancouver

\$1,499,900



BEAUTIFULLY RENOVATED SIDE BY SIDE DUPLEX in the heart of Central Lonsdale. With 2530 SF of living space, windows in every direction & a front/back yard, your home feels like a house! Main floor incl AC, Hardwood flooring, large living areas, half bath & a kitchen that would make any Chef jealous: high end stainless steel appliances incl a 5 Burner Gas Bertazzoni stove, Fisher/Paykel fridge & double drawer dishwasher, beautiful Quartz counters & a large island perfect for entertaining. Upstairs you will find all 3 bedrooms on the same floor with a huge master with walk in closet, double vanity ensuite & your own balcony overlooking views of Grouse Mountain. Large rec room in basement with half bath & ample crawl space for all your storage needs. Plenty of low maintenance yard space, single garage + 1 open stall.

KEY INFORMATION

ADDRESS: A 220 West 17th Street, North Vancouver

PRICE: \$1,499,900

AREA: Central Lonsdale

TYPE: 3 Bedroom + 4 Bathroom Duplex

SQ FT: 2,530 SF

YEAR BUILT: 1989

TAX: \$4,068.00 (2020)

FEATURES

VIEWS: North/South - Mountains & City

PARKING: 1 Car Garage + 1 Open Stall

ELEMENTARY: Queen Mary Community Elementary

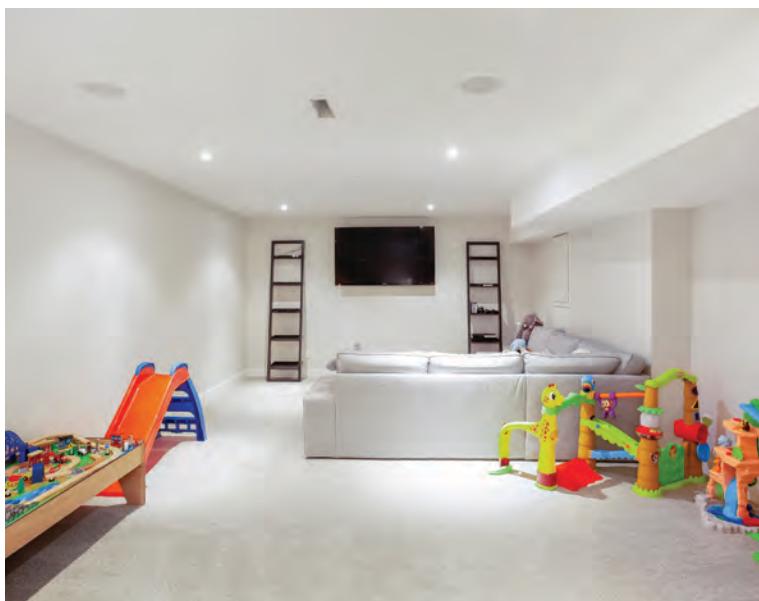
HIGHSCHOOL: Carson Graham Secondary

Presented by: rennie & associates realty ltd.



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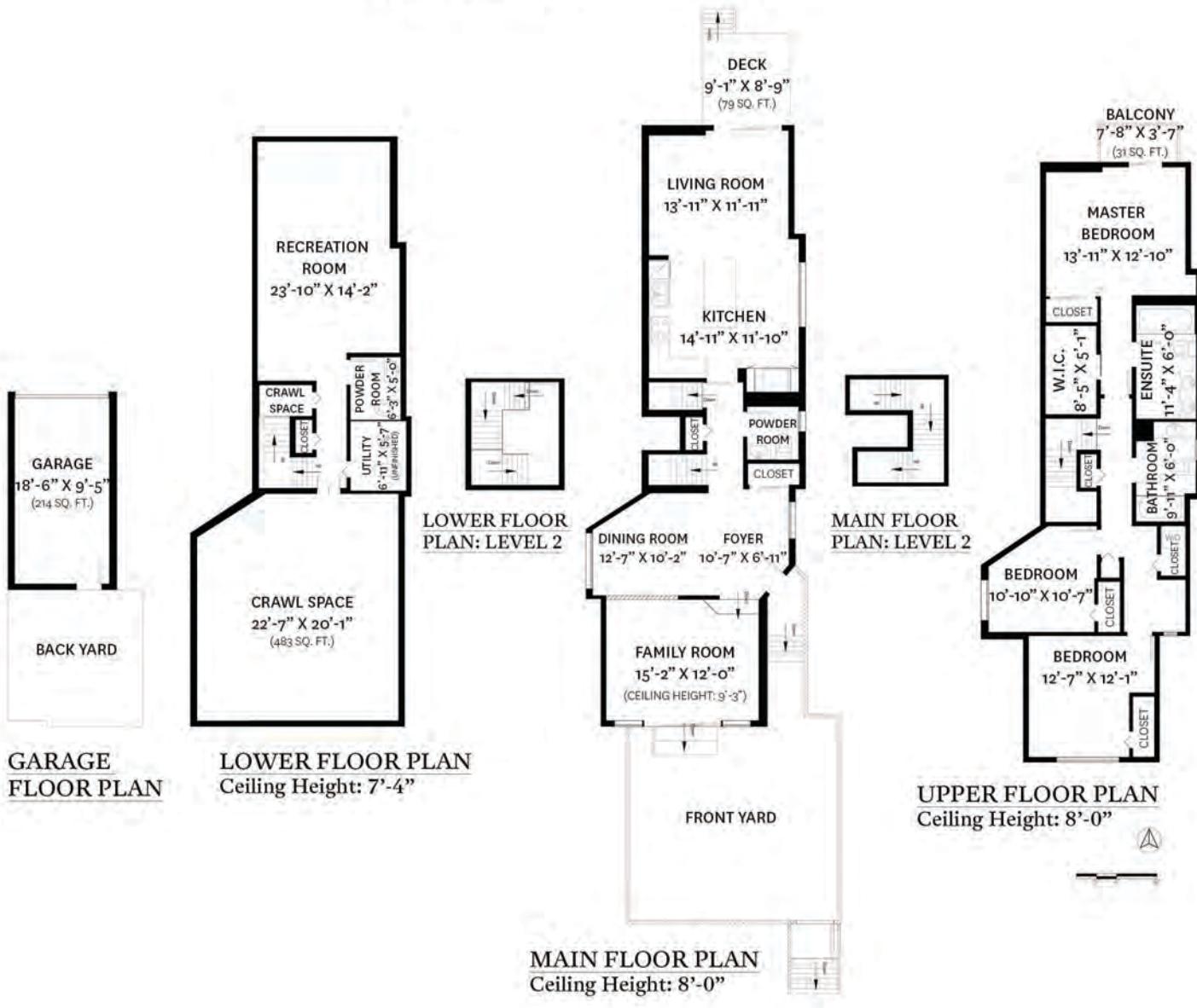
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UNIT A - 220 17TH STREET WEST, NORTH VANCOUVER, BC

LOWER FLOOR TOTAL: 584 SQ. FT.
 MAIN FLOOR TOTAL: 988 SQ. FT.
 UPPER FLOOR TOTAL: 958 SQ. FT.
TOTAL: 2530 SQ. FT.

GARAGE: 214 SQ. FT.
 DECK: 79 SQ. FT.
 BALCONY: 31 SQ. FT.
 CRAWL SPACE: 483 SQ. FT.



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Presented by:

Derek Kai PREC*

Rennie & Associates Realty Ltd.

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rennie**Active**
R2480942Board: V
1/2 Duplex**A 220 W 17TH STREET**North Vancouver
Central Lonsdale
V7M 1V6

Residential Attached

\$1,499,900 (LP)(SP) 

Sold Date:	Frontage (feet):	Original Price: \$1,499,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1989
Depth / Size (ft.):	Bedrooms: 3	Age: 31
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: CD149
Flood Plain:	Full Baths: 2	Gross Taxes: \$4,068.00
Council Apprv?:	Half Baths: 2	For Tax Year: 2020
Exposure:	Maint. Fee: \$0.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 013-601-351
Mgmt. Co's Name:		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View:	Yes: MOUNTAIN AND CITY	
Complex / Subdiv:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water, City/Municipal	
Sewer Type:		

Style of Home: Reverse 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single, Open		
Exterior: Mixed, Vinyl			Locker:
Foundation: Concrete Perimeter			Dist. to School Bus: NEAR
Rain Screen:	Reno. Year: 2014	Units in Development:	Total Units in Strata:
Renovations:	R.I. Plumbing:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Heat Pump, Natural Gas	# of Fireplaces: 2	Fixtures Rmvd: No : Attached Televisions	
Outdoor Area: Balcony(s) Patio(s) Dck(s), Fenced Yard		Floor Finish: Hardwood, Mixed	
Type of Roof: Asphalt			

Maint Fee Inc:

Legal: **STRATA LOT 1, PLAN VAS2395, DISTRICT LOT 548, 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: **Garden, In Suite Laundry, Storage**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'11 x 11'10			x			x
Main	Living Room	13'11 x 11'11			x			x
Main	Dining Room	12'7 x 10'2			x			x
Main	Family Room	15'2 x 12'			x			x
Main	Foyer	10'7 x 6'11			x			x
Above	Master Bedroom	13'11 x 12'10			x			x
Above	Walk-In Closet	8'5 x 5'1			x			x
Above	Bedroom	10'10 x 10'7			x			x
Above	Bedroom	12'7 x 12'1			x			x
Below	Recreation	23'10 x 14'2			x			x

Finished Floor (Main): 988	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 958		Crawl/Bsmt. Height:		1	Main	2	No	Barn:
Finished Floor (Below): 584		Restricted Age:		2	Below	2	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 2,530 sq. ft.		# or % of Rentals Allowed:		4	Above	5	Yes	Garage Sz: Grg Dr Ht:
Unfinished Floor: 0		Bylaws: No Restrictions		5				
Grand Total: 2,530 sq. ft.		Basement: Crawl, Full		6				
				7				
				8				

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

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REA Full Public

The enclosed information, while deemed to be correct, is not guaranteed.

PREC* indicates 'Personal Real Estate Corporation'.

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