

303-175 E 5TH STREET

NORTH VANCOUVER, BC | V7L 1L3

COREY ZACH
REAL SAVVY REAL ESTATE

1 BED | 1 BATH | 719 SQFT



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FIRST TIME BUYERS & INVESTORS ALERT! BRIGHT & SPACIOUS PENTHOUSE with WATER VIEWS of Burrard Inlet & MT. BAKER SE Facing 1 br. 1 bath. Feels LARGER than 700 SQ. FT. Newly renovated, floors, cabinets, appliances, dishwasher & bathroom. LARGE patio for entertaining guests, Propane BBQ's allowed, RENTAL ALLOWED (no restrictions), small cat or dog permitted (with strata approval). Shared coin operated laundry (\$1.00/wash/dry). Parking stall has a hook to lock your bike. Highly DESIRABLE Lower Lonsdale area, 10 min walk to SEABUS, coffee shops, Quay market, restaurants and more!



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1428 W 7TH AVE | VANCOUVER, BC | V6H 1C1

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Active **303 175 E 5TH STREET** Residential Attached
R2107682 North Vancouver **\$299,900 (LP)**
 Board: V Lower Lonsdale (SP) 
 Apartment/Condo V7L 1L3



Sold Date: Frontage (feet): Original Price: **\$299,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1974**
 Depth / Size (ft.): Bedrooms: **1** Age: **42**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CONDO**
 Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$923.22**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: **Southeast** Maint. Fee: **\$312.75** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-564-134**
 Mgmt. Co's Name: **PACIFIC ASSET MGMT** Tour:
 Mgmt. Co's Phone: **604-980-3889**
 View: **:**
 Complex / Subdiv: **WELLINGTON MANOR**
 Services Connected: **Community, Electricity, Water**

Style of Home: **Corner Unit, Penthouse** Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage; Underground** Locker: **Y**
 Exterior: **Stucco, Wood** Dist. to Public Transit: **1 BLK** Dist. to School Bus:
 Foundation: **Concrete Perimeter** Reno. Year: **2015** Units in Development: **30** Total Units in Strata: **30**
 Rain Screen: R.I. Plumbing:
 Renovations: **Completely** R.I. Fireplaces:
 Water Supply: **City/Municipal** # of Fireplaces: **0** Title to Land: **Freehold Strata**
 Fireplace Fuel: Seller's Interest: **Registered Owner**
 Fuel/Heating: **Hot Water** Property Disc.: **Yes**
 Outdoor Area: **None** Fixtures Leased: **No**
 Type of Roof: **Asphalt** Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**
 Legal: **PL VAS171 LT 23 DL 274 LD 36**
 Amenities: **Elevator, Garden, Shared Laundry, Storage, Wheelchair Access**
 Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'9 x 12'1			x			x
Main	Dining Room	7'10 x 6'8			x			x
Main	Kitchen	9'9 x 7'6			x			x
Main	Master Bedroom	16'5 x 10'2			x			x
Main	Foyer	4'9 x 3'10			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	719	# of Rooms:5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	719 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	719 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Crest Westside (VanW7)**

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