

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	4	Age:	0
Lot Area:		Full Baths:	3	Zoning:	RT-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	032-163-282

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport,Other
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	2 - Total Units in Strata: 2
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	

View:	Yes : Stunning Mountain Views
Mgmt. Company:	Not applicable
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 1 DISTRICT LOT 549 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS9946TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,In Suite Laundry,Storage
Site Influences:	Central Location,Lane Access,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Heat Recov. Vent.,Range Top,Security System,Vacuum - Built In
Bylaw Restrict:	No Restrictions
Listing Broker(s):	Oakwyn Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 4'7	Above	Walk-In Closet	5'3 x 4'5
Main	Kitchen	13'11 x 8'3	Bsmt	Utility	6'8 x 7'0
Main	Dining Room	13'4 x 7'8	Bsmt	Living Room	12'3 x 8'2
Main	Living Room	16'4 x 10'9	Bsmt	Dining Room	12'3 x 5'10
Above	Bedroom	9'0 x 8'10	Bsmt	Kitchen	8'10 x 7'2
Above	Bedroom	9'1 x 8'10	Bsmt	Bedroom	9'11 x 10'8
Above	Primary Bedroom	11'1 x 10'4			

Finished Floor (Main):	600 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	600 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	600 sqft	Crawl/Bsmt Height:		Above	3	Yes
Finished Floor (Total):	1,800 sqft	Basement:	Fully Finished	Bsmt	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,800 sqft	# Of Pets:				

Welcome to North Vancouver's finest luxury custom duplex. Finally the level of finish and lifestyle you crave and deserve! Curated luxury throughout including your full Miele appliance package of their latest offerings, high end plumbing & lighting fixtures, custom floor to ceiling millwork, and more. Brand new construction with 2/5/10 warranty peace of mind. Enjoy the winter in front of your stunning panoramic fireplace as your radiant floors keep your toes warm. Enjoy fresh and cool summers in your air conditioned escape. 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..book your private showing! Open House this Sat 2-4pm!