214 1621 HAMILTON AVENUE NORTH VANCOUVER

Mosquito Creek, V7P 0B6

Residential Attached \$674,900 (LP)

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2015	
Frontage (ft):		Bathrooms:	1	Age:	9	
Lot Area:		Full Baths:	1	Zoning:	CD-627	
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,917.99	
Rear Yard Exp:		Maint. Fee:	437.79	For Tax Year:	2023	
View:	Yes	Marrit. 1 CC.	-07.70	P.I.D.:	029-571-189	
Style of Home:	1 Storey,5 Plus Leve	I	Parking:	Total: 1 - Covered: 1		
Construction:			Covered Parking:	1 Side		
Exterior: Brick, Glass, Fibre Cement Board		ment Board	Parking Access:			
Foundation:			Parking:	Garage Underbuilding	9	
Rain Screen:	Full		Locker:	Yes		
Renovations:			Units in Dev:	68 - Total Units in Stra	ata: 68	
# of Fireplaces:			Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Hot Water,Radiant		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Torch-On		Fixtures Leased:			
Floor Finish:			Fixtures Rmvd:			
View:	Yes : TREES					
Mgmt. Company:	Korecki Real Estate	Services				
Mgmt. Company: Complex / Subdiv:	Korecki Real Estate HEYWOOD ON THE					
• • •		E PARK				
Complex / Subdiv:	HEYWOOD ON THE Electricity,Sanitary S STRATA LOT 25, PL	E PARK				N
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This modern Marcon built 1 Bed+ DEN unit showcases superior fixtures & finishes throughout. Positioned on the east side, this spotless residence flaunts 9-foot ceilings, an expansive open living area, floor-to-ceiling windows laminate flooring, & a spacious den perfect for an office & additional storage. The luminous living room grants access to a private balcony. The charming kitchen boasts Whirlpool & fisher & Paykel S/S appliances, quartz countertops, & ample cupboard space. 1 Parking & 1 storage. Pet & rent friendly. Situated in an excellent building with the remainder of a 2-5-10-year warranty, this property is located in the sought-after Hamilton neighborhood, adjacent to Heywood Park, transit, shops,, cafes, & all amenities along Marine Drive. Open House Sunday May 19th 3-5pm



The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.