

Presented by:

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Sold
R2119885
Board: V
Apartment/Condo

506 1677 LLOYD AVENUE

North Vancouver
Pemberton NV
V7P 0B1

Residential Attached

\$480,000 (LP)

\$482,000 (SP)



Sold Date: **11/5/2016** Frontage (feet): Original Price: **\$480,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2011**
 Depth / Size (ft.): Bedrooms: **1** Age: **5**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$2,407.68**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: Maint. Fee: **\$216.69** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **028-639-367**
 Tour:
 Mgmt. Co's Name: **ASSOCIA**
 Mgmt. Co's Phone: **604-595-8380**
 View: **Yes: CITY & BRIDGE**
 Complex / Subdiv: **DISTRICT CROSSING**
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Wood			Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: CLOSE	Total Units in Strata: 129
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces: 1	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Electric		Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Hardwood, Tile	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Other**
Legal: **PL BCS4175 LT 79 DL 562 LD 36**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Sprinkler - Fire, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 8'6"			x			x
Main	Living Room	11' x 21'			x			x
Main	Master Bedroom	10' x 10'			x			x
Main	Walk-In Closet	5' x 6'			x			x
Main	Other	5'6 x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 697	# 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:	Dogs:	3				Pool:
Finished Floor (Total): 697 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 697 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Royal LePage Sussex (WVan1)**

Angell Hasman & Assoc.Rlty.Ltd

PRIME top floor west facing view unit at the 'District Crossing'. This meticulous 1 bed & flex unit features a open concept layout, vaulted ceilings, modern chefs kitchen w/SS appliances & quartz counters, gleaming engineered H/W floors, walk-in closet, cheater/ensuite bathroom w/soaker tub, laundry & more. Amenities incl gym, lounge & bike storage. Perfect central location just steps from great restaurants, shops & transit (10 min bus ride D/T). 5 yr old quality building w/remaining 2-5-10 home warranty. Pets & rentals ok. 1 parking & 1 storage. Great investment. Easy to show, call today. Open house Sunday Nov 6, 2-4pm.