

Presented by:
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Active
R2927735
Board: V
Apartment/Condo

412 2663 LIBRARY LANE
North Vancouver
Lynn Valley
V7J 0B9

Residential Attached
$1,300,000 (LP)
(SP)



Sold Date:		If new,GST/HST inc?:		Original Price:	**$1,300,000**
Meas. Type:	**Feet**	Bedrooms:	**3**	Approx. Year Built:	**2020**
Frontage(feet):		Bathrooms:	**2**	Age:	**4**
Frontage(metres):		Full Baths:	**2**	Zoning:	**CD86**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$4,538.87**
Sq. Footage:	**0.00**			For Tax Year:	**2023**
Flood Plain:		P.I.D.:	**031-237-690**	Tax Inc. Utilities?:	
View:	**Yes : Mountains**			Tour:	**Virtual Tour URL**
Complex / Subdiv:					
First Nation					
Services Connctd:	**Electricity, Sanitary Sewer, Water**				
Sewer Type:		Water Supply:	**City/Municipal**		

Style of Home: **1 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Completely** Reno. Year:
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Electric** Metered Water:
Fuel/Heating: **Radiant** R.I. Plumbing:
Outdoor Area: **Sundeck(s)**
Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **1 block** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 57, PLAN EPS7127, DISTRICT LOT 2022, 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 V**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Ski Hill Nearby**
Features:

Finished Floor (Main):	**1,181**	
Finished Floor (Above):	**0**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**1,181**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**1,181**	**sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **10**

Units in Development: **178** Tot Units in Strata: **178** Locker: **Yes**
Exposure: Storeys in Building:
Mgmt. Co's Name: **Stratawest Property Mgmt** Mgmt. Co's #: **604-861-6633**
Maint Fee: **$539.31** Council/Park Apprv?:
Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Water**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Foyer**	**10'5 x 5'8**
Main	**Kitchen**	**14'9 x 8'8**
Main	**Dining Room**	**11'10 x 10'5**
Main	**Living Room**	**12'4 x 11'8**
Main	**Primary Bedroom**	**11'9 x 9'10**
Main	**Bedroom**	**12'2 x 8'5**
Main	**Bedroom**	**11'6 x 8'8**
Main	**Walk-In Closet**	**5'9 x 4'10**

Floor	Type	Dimensions
Main	**Laundry**	**5'7 x 3'1**
Main	**Den**	**6'9 x 3'10**
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**Yes**
2	**Main**	**4**	**No**
3			
4			
5			
6			
7			
8			

Listing Broker(s): **RE/MAX Crest Realty**

This bright, immaculate 3-bed, 2-bath top-floor SE corner unit in Lynn Valley Centre is pet-friendly, vacant, and ready to move in! Built by renowned Polygon, Taluswood at Timber Court features 9' ceilings, laminate flooring with in-floor heating, plush bedroom carpets, and a private deck with mountain views. The master suite has a walk-in closet and an ensuite with porcelain tile, a vanity mirror, and a frameless glass shower. The kitchen boasts quartz counters, a marble backsplash, and premium stainless steel appliances. Includes 2 parking spots, insuite storage, and a storage locker. Best of all there is no one above you.

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