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DavidSetton.com

David Victor Setton
604-808-9796

House Sized Single Level Condo!

#212 - 3690 Banff Court | North Vancouver | BC



Downsize in style in this single level deluxe 1,527 square foot home. Retreat to the master bedroom's sitting area to read a book or catch up on your favourite TV show. Entertain in the large living room after creating a gourmet meal with your high end stainless steel appliances. A huge balcony with a south west exposure is accessible from the dining room and living room. Your personal storage room on the same floor can hold your wine cooler and personal effects. Enjoy the private recreation centre's pool, showers, sauna, exercise room and fireside lounge. It's a two minute walk to coveted Parkgate Village Shopping Centre bustling with cafes, restaurants, a library and a community centre.







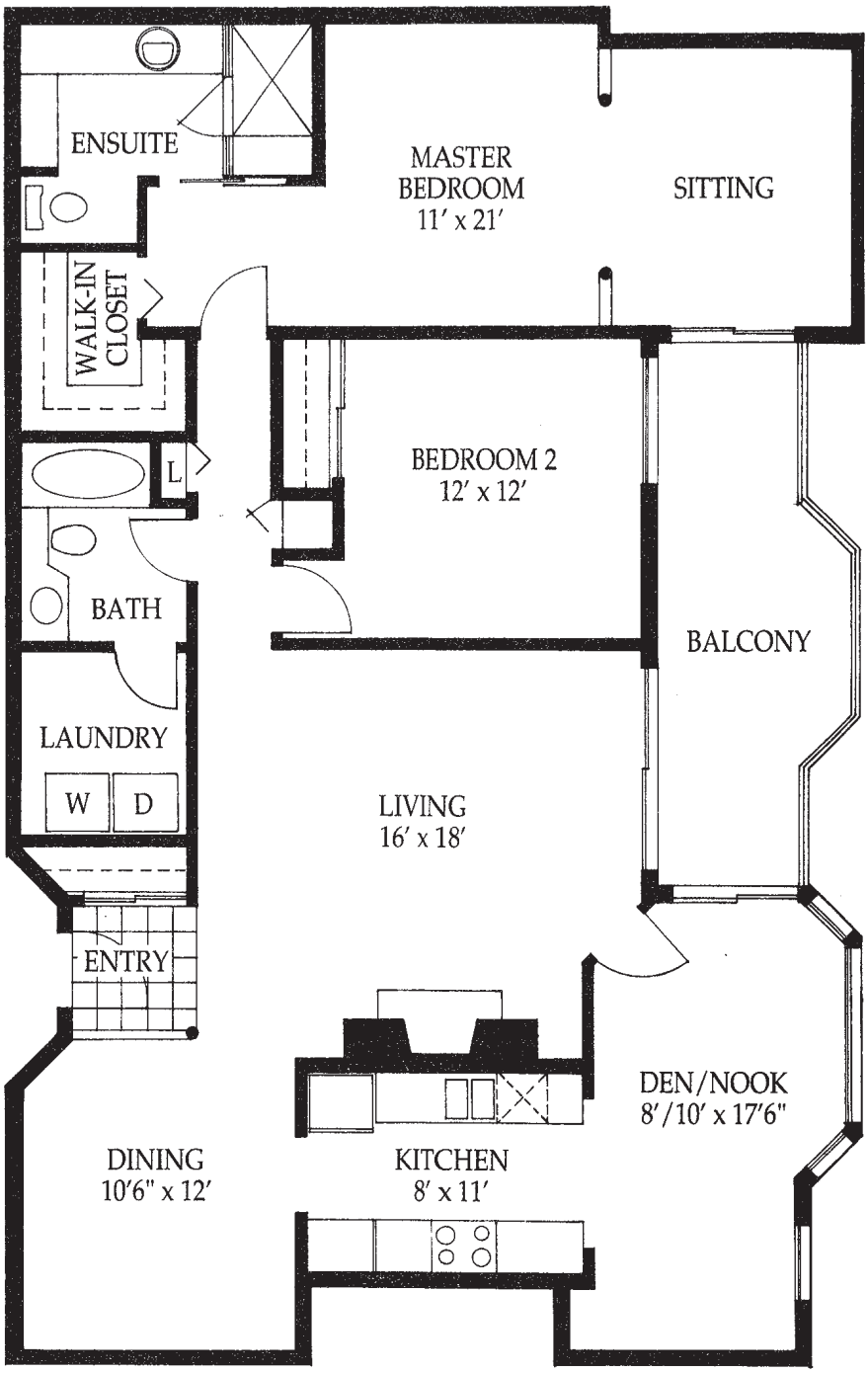

Bedrooms: 2 | Bathrooms: 2 | Den plus Nook | 1,527 sq.ft.

Price: $529,900



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Subdiv/Complex:	Parkgate Manor
Stories in Bldg:	4
Fixtures LSD:	N
Approx Yr Blt:	1992
Age at List Date:	18
Bedrooms:	2
Bathrooms:	2
PID:	017-613-141
Type:	Condo
Zoning:	CD-4
Taxes:	$2,931.95 (2009)
View:	Y - FOUNTAIN

Construction:	Frame - Wood
Foundation:	Concrete Perimeter
Exterior:	Brick, Wood
Type of Roof:	Asphalt, Torch-On
Flooring:	Mixed, Tile
Water Supply:	City/Municipal
Heat/Fuel:	Baseboard
No. of Fireplaces:	1
Fireplace Fuel:	Gas - Natural
Outdoor Area:	Balcony
Total Parking:	1
Covered Parking:	1
Parking Access:	Side
Parking Facilities:	Garage; Underground
Locker:	Yes
Title to Land:	Freehold Strata
Total Units in Strata:	136
Property Disclosure:	Y
Bylaw Restrictions:	Rentals Allowed w/Restrictions Add Pets allowed with Restrictions: 2 Cats, No Dogs.

Total # Rooms	6
Finished Levels:	1
Bathrooms:	3 Piece; Ensuite: Y; Level: Main F 4 Piece; Ensuite: N; Level: Main F

Maint Charge:	$371.80 (2010/2011)
Maint Charge Incl:	Gardening, Garbage Pickup, Caretaker Gas, Management, Snow removal
Amenties:	Pool, Exercise Room, Party Room, Elevator, Garden, In Suite Laundry, Storage
Features Include:	ClothesWasher/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire
Site Influences:	Central Location, Shopping Nearby Recreation Nearby
Legal:	PL LMS240 LT 24 DL622 LD37 Share In Com Prop There In



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