

North Vancouver, Hamilton  
 # 108 809 W 16TH ST, V7P 1R2

MLS# V992093

Residential Attached  
 Active



List Price: \$249,000 Days on Mkt: 5  
 List Date: 16-Feb-13 Expiry Date: 16-May-13

Subdiv/Complex:  
 Previous Price: Frontage: PID: 006-565-336  
 Original Price: \$249,000 Frontage Metric: Approx Yr Blt: 1985  
 Meas. Type: Bedrooms: 1 Age at List Date: 28  
 Depth/Size: Bathrooms: 1 Type: Apartment/Condo  
 Lot Size SqFt: 0.00 Full Baths: 1 Zoning: RES  
 Exposure: Half Baths: 0 Taxes: \$1,101 (2012)  
 Stories in Bldg: Apprvl Reqd: If New GST/HST Incl:  
 Fixtures Lnd: Flood Plain: Tax Incl Utils:  
 Fixt Rem:  
 View: N

Style of Home: Ground Level Unit Total Parking: 1 Covered Parking: 1  
 Construction: Frame - Wood Parking Access:  
 Foundation: Concrete Perimeter Parking Facilities: Garage; Underground  
 Exterior: Stucco  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Tar & Gravel Dist to Public Trans: 1 BLOCK Dist to School/Bus: 2 BLOCKS  
 Renovations: Partly Reno Year: Units in Development: Total Units in Strata:  
 Flooring: Laminate, Tile Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Hot Water Title to Land: Freehold Strata  
 No. of Fireplaces: 0 R/I Fireplaces: Seller's Interest: Registered Owner  
 Fireplace Fuel: Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: Yes  
 Mgmt. Co's Name: Bylaw Restrictions: No Restrictions  
 Mgmt. Co's Phone: Maint Fee: \$225.44

Maint Charge Incl: Gardening, Hot Water

Legal: PL VAS1418 LT 8 DL 265 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Shared Laundry  
 Features Incl: Dishwasher, Intercom, Refrigerator, Stove

Site Influences: CENTR, SHPNR Services Con: COMM, ELEC ,SASEW ,STSEW ,WATER

| Floor   | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room    | 15'5 X 12'5 |       |      | X          |       |      | X          |
| Main F. | Dining         | 7'5 X 8'    |       |      | X          |       |      | X          |
| Main F. | Kitchen        | 6'5 X 7'5   |       |      | X          |       |      | X          |
| Main F. | Master Bedroom | 10' X 14'   |       |      | X          |       |      | X          |
| Main F. | Storage        | 4'5 X 5'5   |       |      | X          |       |      | X          |
|         |                |             |       |      | X          |       |      | X          |
|         |                |             |       |      | X          |       |      | X          |
|         |                |             |       |      | X          |       |      | X          |
|         |                |             |       |      | X          |       |      | X          |
|         |                |             |       |      | X          |       |      | X          |

Floor Area (SqFt): Total # Rooms: 5 Bathrooms  
 Finished Floor Area Main: 638 Finished Levels: 1 1 4 Piece; Ensuite: N; Level: Main F.  
 Finished Floor Area Up: 0 Basement Area: None 2  
 Finished Floor Area Down: 0 3  
 Finished Floor Area Bsmt: 0 Bsmt Height: 4  
 Total Finished Floor Area: 638 Restricted Age: 5  
 Unfinished Floor Area: 0 # Pets / Cats; Dogs: 6  
 Grand Total Floor Area: 638 # or % Rentals: 7  
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Listing Broker 1: 2 Percent Realty Advantage 604-764-0540 Appointments: Phone L.R. First  
 Listing Sales Rep 1: Michael F. Boughhey michael@2Percentadvantage.ca 604-764-0540 For Appts Call: Michael F. Boughhey  
 Listing Broker 2: Appointment Ph: 604-764-0540  
 Listing Sales Rep 2/3:  
 Selling Broker: Occupancy: Owner  
 Selling Sales Rep: Owner: M. SEVIGNY  
 Selling Broker 2:  
 Selling Sales Rep 2/3:  
 Commission: 1%

Realtor Remarks:

Spotless Bright South facing ground level One Bedroom in a convenient location. Updates include fresh paint throughout (even ceiling), nice light laminate wood floors, toilet, sink and tiles, and a new Kitchen. There is a large private patio to enjoy the Sun or read a book. Walk across the street to Mosquito Creek Park to walk the dog and enjoy miles of nature trails. A short stroll the other direction leads you to Capilano Mall and all the new Marine Drive developments. Location, Location!