



Presented by:
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Sold R2780476 Board: V Townhouse		1107 MONTROYAL BOULEVARD North Vancouver Canyon Heights NV V7R 2H8		Residential Attached \$1,450,000 (LP) \$1,335,000 (SP)																																																																																								
		Sold Date: 6/27/2023 If new,GST/HST inc?: Meas. Type: Feet Bedrooms: 4 Frontage(feet): Bathrooms: 3 Frontage(metres): Full Baths: 2 Depth / Size (ft.): Half Baths: 1 Sq. Footage: 0.00 Flood Plain: P.I.D.: 006-030-939 View: : Complex / Subdiv: Montroyal Village First Nation Reserv... Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: Water Supply: City/Municipal																																																																																										
Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Stucco, Wood Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Baseboard, Forced Air Outdoor Area: Patio(s) & Deck(s) Type of Roof: Asphalt		Total Parking: 3 Covered Parking: 1 Parking Access: Front Parking: Add. Parking Avail., Garage; Single Dist. to Public Transit: Dist. to School Bus: Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Mixed																																																																																										
Legal: STRATA LOT 13, PLAN VAS843, DISTRICT LOT 595, 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 1																																																																																												
Amenities: In Suite Laundry Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																																												
Finished Floor (Main): 683 Finished Floor (Above): 732 Finished Floor (AbvMain2): 578 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,993 sq. ft. Unfinished Floor: 0 Grand Total: 1,993 sq. ft.		Units in Development: 35 Exposure: Mgmt. Co's Name: C&C Properties Maint Fee: \$678.06 Maint Fee Includes: Garbage Pickup, Gardening, Management Tot Units in Strata: 35 Locker: Storeys in Building: Mgmt. Co's #: 604-987-9040 Council/Park Apprv?: Bylaws Restrictions: Pets Allowed w/Rest. Restricted Age: # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:																																																																																										
Suite: Basement: Fully Finished Crawl/Bsmt. Ht: # of Levels: 3 # of Kitchens: 1 # of Rooms: 16		# of Pets: 2 Cats: Yes Dogs: No																																																																																										
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Fabulous opportunity to acquire a family townhouse in North Vancouver's sought after Canyon Heights neighbourhood. Three bedrooms up with fourth bedroom down perfect for the growing family. Extensive renovations since 2014 and maintained in good condition by caring owners. Private back patio with green belt to enhance the separation from your neighbours. Great school catchment with sought after Canyon Heights Elementary and Handsworth Secondary close by. This home is accessed off Montroyal and is a private enclave separate from the rest of the complex. Bonus three parking spots out front of your unit including the garage. Close to Cleveland Dam park, Capilano Suspension Bridge and Grouse Mountain. Great location for commuters who need to use the Lions Gate Bridge for that downtown office.																																																																																												