



Presented by:  
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**Active** **R2814044** **305 123 W 1ST STREET** Residential Attached  
 Board: V North Vancouver **\$859,000** (LP)   
 Apartment/Condo Lower Lonsdale (SP)   
 V7M 0E5



Sold Date: If new,GST/HST inc?: Original Price: **\$859,000**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **2016**  
 Frontage(feet): Bathrooms: **1** Age: **7**  
 Frontage(metres): Full Baths: **1** Zoning: **MULTI**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,223.00**  
 Sq. Footage: **0.00** For Tax Year: **2022**  
 Flood Plain: P.I.D.: **029-976-286** Tax Inc. Utilities?:  
 View: **Yes :water from rooftop** Tour: **Virtual Tour URL**  
 Complex / Subdiv:  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Other, Stone, Wood**  
 Foundation: **Concrete Slab**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces: Reno. Year:  
 Fireplace Fuel: Rain Screen:  
 Fuel/Heating: **Baseboard** Metered Water:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck** R.I. Plumbing:  
 Type of Roof: **Other**  
 Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **STRATA LOT 19, PLAN EPS3482, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL274, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House, Elevator, Garden, In Suite Laundry**  
 Site Influences: **Central Location, Recreation Nearby**  
 Features:

|  |   |                               |                    |
|--|---|-------------------------------|--------------------|
| Finished Floor (Main): <b>745</b>          | Units in Development:                                 | Tot Units in Strata:          | Locker: <b>Yes</b> |
| Finished Floor (Above): <b>0</b>           | Exposure:   | Storeys in Building: <b>6</b> |                    |
| Finished Floor (AbvMain2): <b>0</b>        | Mgmt. Co's Name:                                      | Mgmt. Co's #:                 |                    |
| Finished Floor (Below): <b>0</b>           | Maint Fee: <b>\$465.07</b>                            | Council/Park Apprv?:          |                    |
| Finished Floor (Basement): <b>0</b>        | Maint Fee Includes: <b>Gas, Hot Water, Management</b> |                               |                    |
| Finished Floor (Total): <b>745 sq. ft.</b> |   |                               |                    |
| Unfinished Floor: <b>0</b>                 | Bylaws Restrictions: <b>Pets Allowed w/Rest.</b>      | # of Pets:                    | Cats: Dogs:        |
| Grand Total: <b>745 sq. ft.</b>            | Restricted Age:                                       |                               |                    |
| Suite:                                     | # or % of Rentals Allowed:                            |                               |                    |
| Basement: <b>None</b>                      | Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>             |                               |                    |
| Crawl/Bsmt. Ht: # of Levels: <b>1</b>      | Short Term Lse-Details:                               |                               |                    |
| # of Kitchens: <b>1</b>                    |   |                               |                    |
| # of Rooms: <b>6</b>                       |   |                               |                    |

| Floor | Type            | Dimensions   | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|--------------|-------|------|------------|------|-------|-------------|----------|
| Main  | Primary Bedroom | 9'3 x 11'10  |       |      | x          | 1    | Main  | 4           | Yes      |
| Main  | Dining Room     | 11'4 x 8'3   |       |      | x          | 2    |       |             |          |
| Main  | Living Room     | 11'10 x 11'9 |       |      | x          | 3    |       |             |          |
| Main  | Kitchen         | 10'7 x 7'11  |       |      | x          | 4    |       |             |          |
| Main  | Foyer           | 9'5 x 3'7    |       |      | x          | 5    |       |             |          |
| Main  | Bedroom         | 7'11 x 8'5   |       |      | x          | 6    |       |             |          |
|       |                 | x            |       |      | x          | 7    |       |             |          |
|       |                 | x            |       |      | x          | 8    |       |             |          |

Listing Broker(s): **Stihavn Real Estate Services**

**123 W 1st Street is a 2016 build boutique low-rise building in the heart of Lower Lonsdale on the golden mile of 1st Street. Earnest Ice Cream and other great shops right below. This immaculate Junior 2-Bed offers large ceilings, a huge kitchen and feels larger than 745sq ft. Extra heigh ceilings brings in lots of natural light. Keep the patio doors wide open and enjoy all that West 1st has to offer. The main windows are very private and overlook the trees and landscape. 1 park, 1 storage and a HUGE rare rooftop patio that has covered entertaining outdoors, private gardens for owners, a bbq and a full media room overlooking the water - what a great place to watch Sunday F1 races with friends!**



DEN/  
BEDROOM  
7' 11" X 8' 5"

BALCONY  
9' 8" X 6' 5"



KITCHEN  
10' 7" X 7' 11"

DINING ROOM  
11' 4" X 8' 3"

FOYER  
9' 5" X 3' 7"

LIVING ROOM  
11' 10" X 11' 9"

MASTER BEDROOM  
9' 3" X 11' 10"

ENSUITE  
9' 1" X 5'

W/D

ENTRANCE

