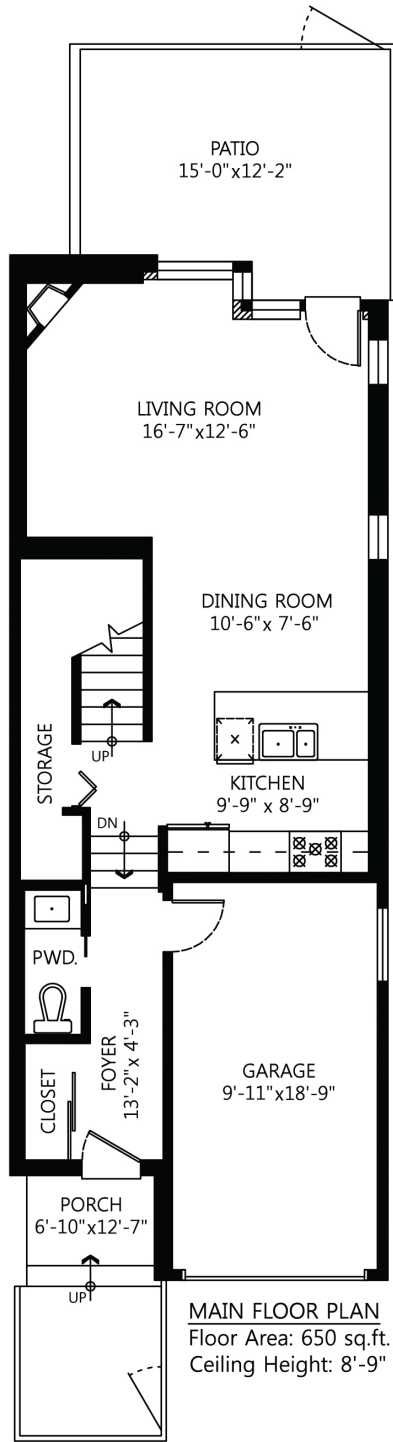


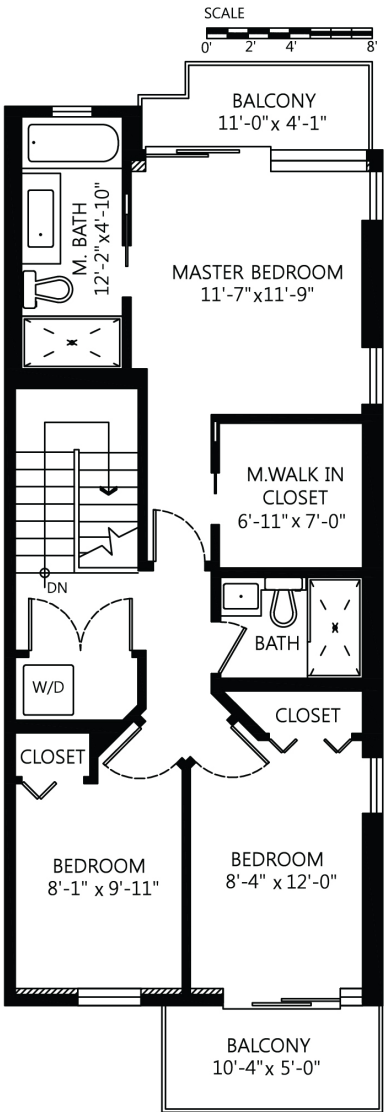


604-377-4551 scott@wallacegreen.ca
SCOTT WALLACE
CARSON GREEN
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**TH17-188 Esplanade East Street,
North Vancouver, B.C.**

Main Floor:	650 sq.ft.
Upper Floor:	770 sq.ft.
Total:	1,420 sq.ft.
Garage:	205 sq.ft.
Porch:	88 sq.ft.
Patio:	177 sq.ft.
Balconies:	99 sq.ft.



The floor plan is not suitable for architectural/construction, square footage-method ANSI Z765 used & is covered under E&O



3 Bed Townhome

Th17 - 188 East Esplanade Street, North Vancouver
3 beds, 3 baths - Townhouse



Carson Green & Scott Wallace

TAC Real Estate Corp.

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Recently Renovated

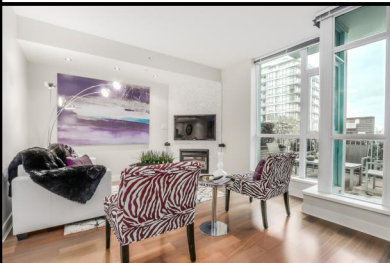


Price:	\$929,000
Type:	Townhouse
Beds:	3
Baths:	3
Built:	2008
Size:	1,420 sqft
Mnt Fee:	\$446
Taxes:	\$2,870 (2015)

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North Vancouver, Lower Lonsdale		MLS# R2018251		Residential Attached				
Th17 - 188 East Esplanade Street, V7L 4Y1		\$929,000		Active				
		Complex/Subdiv: ESPLANADE AT THE PIER						
		Frontage: 0.00		Bedrooms: 3				
		Depth/Size:		Bathrooms: 3				
		Lot Area SqFt: 0		Half Baths: 1				
		Rear Yard Exp:		Full Baths: 2				
		Taxes: \$2,870 (2015)						
		Type: Townhouse						
		View: Yes						
Style of Home: 2 Storey		Total Parking: 2		Covered Parking: 1				
Construction: Brick,Concrete,Concrete Block		Parking Access: Lane						
Foundation: Concrete Perimeter		Parking Facilities: Garage; Single,Tandem Parking						
Exterior: Brick,Concrete,Glass		Dist to Public Trans:		Dist to School Bus:				
Rainscreen: Full		Possession:						
Type of Roof: Other		Title to Land: Freehold Strata						
Reno Year: 2012		Seller's Interest:						
Flooring: Hardwood,Tile,Wall/Wall/Mixed								
Water Supply: City/Municipal								
Heat/Fuel: Forced Air,Geothermal								
No. of Fireplaces: 1		Property Disclosure: Y						
Fireplace Fuel: Electric		Outdoor Area: Balcny(s) Patio(s) Dck(s)						
Locker: Yes		Units in Development: 156		Total Units in Strata: 156				
Mngmt Co:		Property Disclosure: Y						
Mngmt Ph:		Maint Fee: \$445.00						
Maint Charge Incl: Caretaker,Garbage Pickup,Gardening,Gas,Heat,Hot Water,Management,Recreation Facility								
Legal: PL BCS2787 LT 15 DL 274 LD 36 GROUP 1								
Amenities: Air Cond./Central,Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor								
Site Influences: Central Location,Lane Access,Marina Nearby,Recreation Nearby,Shopping Nearby,Ski Hill Nearby								
Features Incl: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/Frdg/DW,Disposal - Waste,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fi								
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 17'6			x			x
Main	Kitchen	9' x 9'			x			x
Main	Dining Room	8' x 9'			x			x
Above	Master Bedroom	18' x 12'			x			x
Above	Bedroom	8' x 12'			x			x
Above	Bedroom	8' x 12'			x			x
Above	Walk-In Closet	7' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
Total Floor Area: 1,420 sqft				Bathrooms				
Total # Rooms: 7				1		2 Piece; Ensuite: N; Level: Main		
Finished Levels: 2				2		4 Piece; Ensuite: N; Level: Above		
Basement: None				3		4 Piece; Ensuite: Y; Level: Above		
Restricted Age:				4				
# Pets / Cats; Dogs: 1 / Cats; ; Dogs:				5				
Virtual Tour URL: http://www.pixilink.com/tours/7/8049				6				
				7				
				8				
Hands down one of the best two level townhomes in Lower Lonsdale. Bright, end unit offering a spacious open living area with all 3 bedrooms upstairs. Not to mention drive right into your own private garage. Tastefully renovated including modern, stainless steel appliances, over-height ceilings on main, air con, custom corian countertops, and African Mahogany wood flooring. The master abode includes a full ensuite, walk-in closet, as well as city/water views off upper patio. One of a handful of townhomes with large private patio facing a quiet courtyard. Minutes from seabus, groceries, Lonsdale Quay, restaurants, theatre, cafes & waterfront park. This unique quality home rarely hits the market. Call today.								
The enclosed information while deemed to be correct, is not guaranteed. If your home is listed with another broker, this is not intended as a solicitation.								

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