



DONOHUE JEFF & JONNNY

PERSONAL REAL ESTATE CORPORATION

JEFF @ JEFFDONOHOE.COM 604-340-8588 JONNNY@JEFFDONOHOE.COM



2956 MOUNT SEYMOUR PARKWAY, NORTHLANDS, NORTH VANCOUVER, V7H 1E9

Beautifully Updated 3 Bedroom Townhome in the Family Friendly McCartney Lane Complex!

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"In the Top 100 Individuals YTD for ReMax Western Canada"

RE/MAX Crest Realty - Jeff Donohue PREC #101- 2609 Westview Dr., North Vancouver, BC V7N 4M2
Should your property be on the market with another Realtor, please accept my apologies. This is not intended to solicit business from fellow Realtors.

- Experience
- Integrity
- Results



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Presented by:
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2956 Mount Seymour Parkway,
 North Vancouver, B.C.

Main Floor: 740 sq.ft.
 Upper Floor: 740 sq.ft.
Total: 1,480 sq.ft.

Auxiliary Area

Garage: 258 sq.ft.
 Patios: 358 sq.ft.

Active
R2693439
 Board: V
 Townhouse

2956 MT SEYMOUR PARKWAY
 North Vancouver
 Northlands
 V7H 1E9

Residential Attached
\$1,429,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,429,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**
 Frontage(feet): Bathrooms: **3** Age: **34**
 Frontage(metres): Full Baths: **2** Zoning: **RM2**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$4,311.54**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **012-419-214** Tax Inc. Utilities?:
 View: Tour: **Virtual Tour URL**
 Complex / Subdiv: **MCCARTNEY LANE**
 Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Wood** Metered Water:
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit: **250M** Dist. to School Bus: **900M**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: STRATA LOT 47, PLAN VAS1741, DISTRICT LOT 580, 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, Playground, Storage**

Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

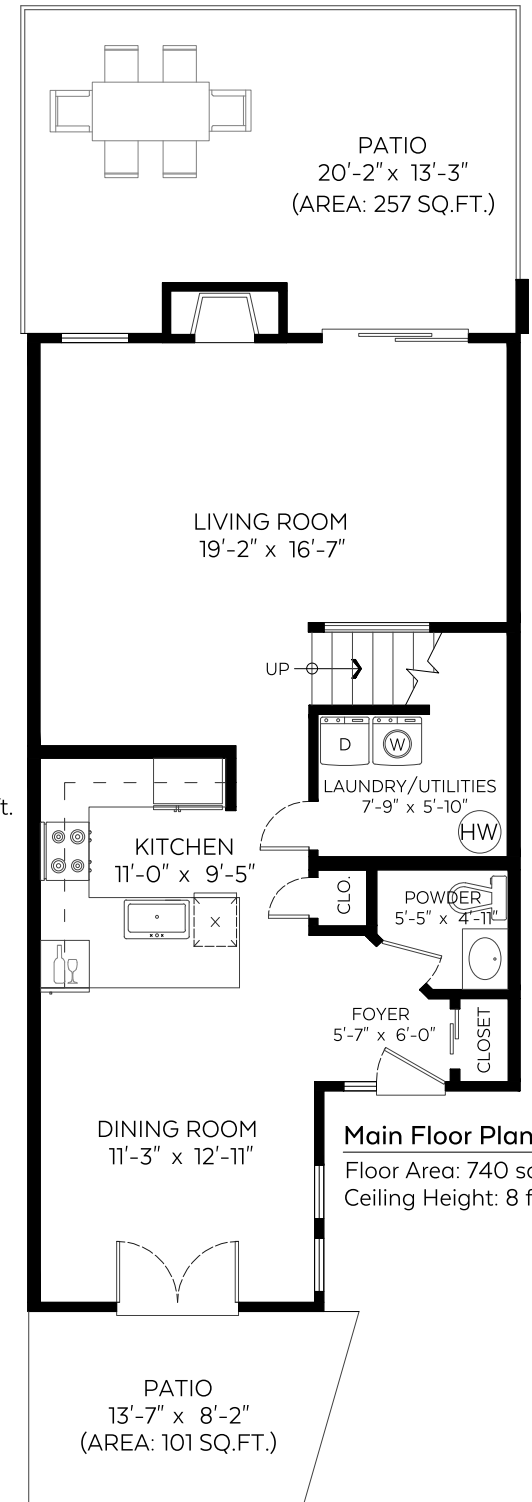
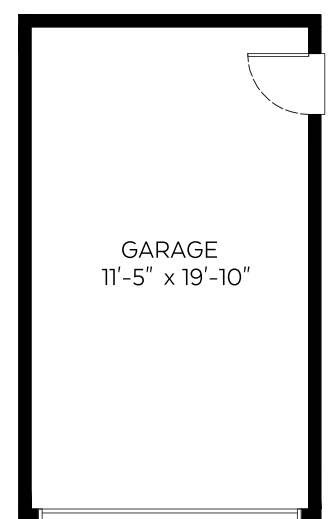
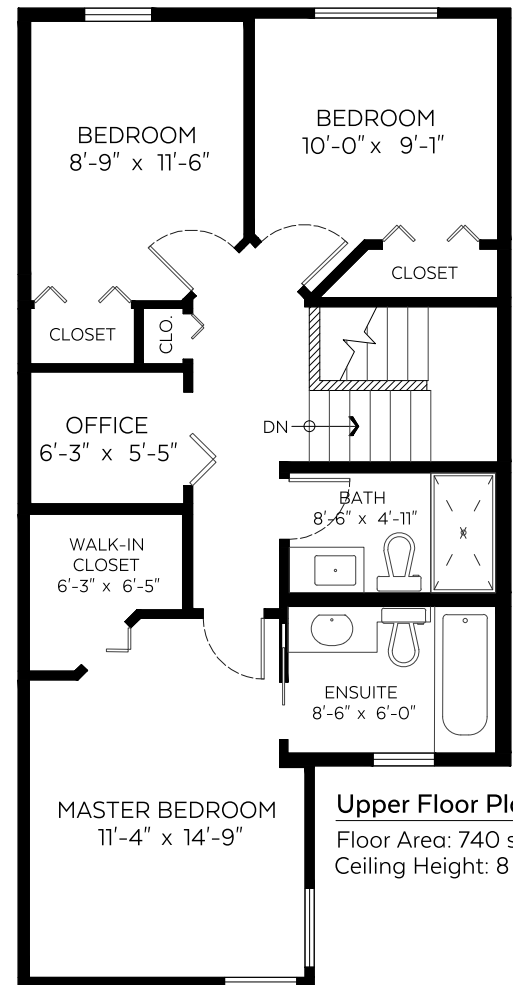
Features:

Finished Floor (Main): 740	Units in Development: 66	Tot Units in Strata: 66	Locker: No
Finished Floor (Above): 740	Exposure: East	Storeys in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: TRIBE MANAGEMENT	Mgmt. Co's #: 	
Finished Floor (Below): 0	Maint Fee: \$425.35	Council/Park Apprv?: 	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Sewer, Water		
Finished Floor (Total): 1,480 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,480 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite:	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed: 20 #		
Crawl/Bsmt. Ht: # of Levels: 2	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'2" x 16'7"	Above	Bedroom	10'0" x 9'1"	1	Main	2	No
Main	Kitchen	11'0" x 9'5"	Above	Office	6'3" x 5'5"	2	Above	4	Yes
Main	Dining Room	11'3" x 12'11"				3	Above	3	No
Main	Foyer	5'7" x 6'0"				4			
Main	Laundry	7'9" x 5'10"				5			
Above	Master Bedroom	11'4" x 14'9"				6			
Above	Walk-In Closet	6'3" x 6'5"				7			
Above	Bedroom	8'9" x 11'6"				8			

Listing Broker(s): **RE/MAX Crest Realty** **RE/MAX Crest Realty**

Beautifully updated townhome located in the family friendly, Bosa built McCartney Lane complex! This 1,480 Sq Ft, 2-level home offers a well thought out floor plan featuring 3 Bedrms, 2.5 Bathrms, a den/office, w/ ample storage & 3 parking (1 in garage). The main features: a modern, updated kitchen (2018) w/ all soft-close cabinetry, stone waterfall counters, tile backsplash, breakfast bar & S/S appliances; a formal dining w/ access thru French doors to a 100 Sq Ft Bbq/patio space; a spacious living rm w/ wood FP, that nicely connects to a private 250 Sq Ft stone patio, perfect for entertaining or relaxing nights by your fire pit. Located walking distance McCartney Park, Seymour Heights elem, Windsor Sec, Ron Andrews & tons of hiking/biking trails – Call Now!



Valid Until: January 18, 2023



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