



Presented by:
Liana Yap
 Sutton Grp-West Coast (Brdwy)
 Phone: 604-729-2126
www.lianashowcase.com
liana@lianashowcase.com




Welcome To
2504 1550 Fern Street, North Vancouver

Active
R2152072
 Board: V
 Apartment/Condo

PH2504 1550 FERN STREET
 North Vancouver
 Lynnmour
 V7J 1H6

Residential Attached
\$2,788,800 (LP)
 (SP)



Sold Date:
 Meas. Type:
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain: **No**
 Approval Req?: **No**
 Exposure: **West**
 If new, GST/HST inc?: **Yes**
 Mgmt. Co's Name: **AWM ALLIANCE**
 Mgmt. Co's Phone: **604-893-1721**
 View: **Yes: WATER, MTNS, DOWNTOWN**
 Complex / Subdiv: **BEACON AT SEYLYNN VILLAGE**
 Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Maint. Fee: **\$807.58**

Original Price: **\$2,788,800**
 Approx. Year Built: **2015**
 Age: **2**
 Zoning: **CD67**
 Gross Taxes: **\$6,498.27**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **029-605-237**
 Tour: [Virtual Tour URL](#)

Style of Home: **2 Storey**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Slab**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Geothermal, Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s), Rooftop ...**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Units in Development: **201** Total Units in Strata: **201**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**
 Legal: **PL EPS2829 LT 200 DL 613 LD 36 GP 1**

Amenities: **Air Cond./Central, Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center**

Site Influences: **Central Location, Cul-de-Sac, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security Sstcm, Sprinkler - Fire, Windows - Thermo**

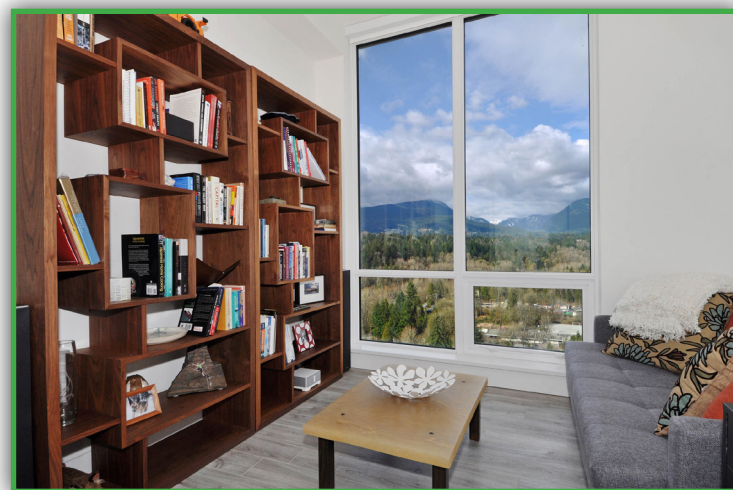
Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'9 x 12'11			x
Main	Kitchen	17' x 8'5			x
Main	Foyer	15' x 10'			x
Main	Dining Room	21' x 10'			x
Main	Master Bedroom	12'5 x 10'4			x
Main	Walk-In Closet	7'7 x 6'3			x
Main	Bedroom	11'7 x 9'3			x
Main	Bedroom	11'7 x 10'			x
Main	Den	10' x 6'3			x
Above	Loft	18' x 12'8			x

Finished Floor (Main):	1,758	# of Rooms:10	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	231	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2 Cats: Y Dogs: Y			3	Main	2	No	Pool:
Finished Floor (Total):	1,989 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	1,989 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

3 Bedroom+Den+Family Rm/Loft, 2.5 bath, 2 level, World class PENTHOUSE w/ PANORAMIC, Birds Eye VIEWS of The City Skyline, Burrard Inlet, & North Shore Mtns! This 1 of a kind, PRIVATE, Bright, Corner Home offers 10' ceilings, 2 PATIOS on main plus a sundrenched private 2000 SF ROOFTOP deck. Multiple, CUSTOM DESIGNED UPGRADES include Thermador/Wolf Integrated Appliances, Caesarstone Quartz counters, Floating Wood & Glass Staircase, Spa Baths with Heated Floors, Triple Glazed Windows, Geothermal A/C, Electric Vehicle EV outlet, Outdoor Gas Firepit, Green Living wall, Grohe fixtures, Flr to Ceiling windows throughout. 2 Pets OK (breed restrictions) & Rentals OK (min 30 days), 2 side by side parking, bike+storage lockers. A Perfectly Crafted Beauty! Open April 6, 5-630pm; April 8 & 9, 2-4pm





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Strata Fees	\$807.58
Parking	2 Garage; Underground
Type	Apartment/Condo
Year Built	2015
Style	2 Storey
Bedrooms	3
Bathrooms	3

For more photos and a virtual tour, please visit: www.therealsolutionsgroup.ca


 Liana Yap 604-729-2126 lianay@telus.net
 Alan Au 604-828-6021 alanau@shaw.ca
 Bo Park 604-377-7899 bo@bopark.ca
 Carrie Shaw 778-323-4723 carrie@carrieshaw.ca
 Sutton Group Westcoast Realty
 #301 1508 W Broadway
 Vancouver BC V6J 1W8