



Presented by:
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Active **R2238397** **1205 1550 FERN STREET** Residential Attached
 Board: V North Vancouver **\$558,880 (LP)**
 Apartment/Condo Lynnmour **(SP)**
 V7J 0A9



Sold Date: Frontage (feet): Original Price: **\$558,880**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2015**
 Depth / Size (ft.): Bedrooms: **1** Age: **3**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD-67**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$2,477.11**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **South** Maint. Fee: **\$268.82** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **Yes** P.I.D.: **029-604-231**
 Mgmt. Co's Name: **AWM ALLIANCE** Tour: [Virtual Tour URL](#)
 Mgmt. Co's Phone: **604-685-3227**
 View: **Yes: WATER, MOUNTAIN, TREES**
 Complex / Subdiv: **BEACON AT SEYLYNN VILLAGE**
 Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: **Concrete, Glass** Locker: **Y**
 Foundation: **Concrete Slab** Dist. to Public Transit: **1BLK** Dist. to School Bus: **1BLK**
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **200** Total Units in Strata: **200**
 Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** # of Fireplaces: **0** Property Disc.: **Yes**
 Fireplace Fuel: **None** Fixtures Leased: **No** Fixtures Rmvd: **No**
 Fuel/Heating: **Forced Air** Floor Finish: **Laminate, Mixed, Tile**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Tile - Composite, Tile - Concrete**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Other, Recreation Facility, Sewer, Snow removal, Water**
 Legal: **PL EPS2829 LT 100 DL 613 LD 36 GRP 1**

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Microwave, Security - RT Sprinkler - Fire Swimming Pool Fauin Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 12'			x			x
Main	Kitchen	9'8 x 8'4			x			x
Main	Foyer	5'3 x 4'3			x			x
Main	Bedroom	9'10 x 9'			x			x
Main	Den	8'2 x 6'8			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	620	# of Rooms:5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	620 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	620 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Exceptional stunning water views from this gorgeous 1 + large den south facing home. Solid concrete & reinforced steel construction. The large bedroom features a closet w/space for a dresser & wardrobe, den is the perfect 'work from home' office. Seylynn Village boasts first class finishings including SS appliances, quartz countertops, floor to ceiling triple ply windows, wide plank laminate floors & natural gas outlets on all balconies. Spacious floor plan is a natural fit for entertaining, independently controlled air conditioning & heating system for maximum comfort as well as an unprecedented 13,000 sq ft amenities centre add to the luxury of North Vancouver's landmark community. Open house Sat & Sun, February 10&11, 2-4pm

Welcome To

#1205 1550 Fern Street, North Vancouver



Liana C. Yap | LIANA'S SHOWCASE
 PERSONAL REAL ESTATE CORPORATION

This communication is not intended to cause or induce breach of an existing agency agreement.





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\$558,880

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Strata Fees	\$268.82
Size	620 sq/ft
Type	Condo
Year Built	2015
Style	Corner Unit, Upper Unit
Bedrooms	1 + den
Bathrooms	1

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

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