



Presented by:

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**Active**
R2523734Board: V
Townhouse**1563 BOWSER AVENUE**

North Vancouver

Norgate

V7P 2Y4

Residential Attached

\$989,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**Flood Plain: **No**Council Apprv?: **No**Exposure: **West**

If new, GST/HST inc?:

Mgmt. Co's Name: **DWELL**Mgmt. Co's Phone: **604-821-2999**

View:

Complex / Subdiv: **ILLAHEE**Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**Sewer Type: **City/Municipal**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**Maint. Fee: **\$579.32**Original Price: **\$989,000**Approx. Year Built: **1990**Age: **30**Zoning: **RM6**Gross Taxes: **\$3,792.87**For Tax Year: **2019**Tax Inc. Utilities?: **No**P.I.D.: **016-424-085**

Tour:

Style of Home: **End Unit**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**Fireplace Fuel: **Gas - Natural**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**Type of Roof: **Metal**

Reno. Year:

R.I. Plumbing: **No**

Metered Water:

R.I. Fireplaces:

of Fireplaces: **1**Total Parking: **2**Covered Parking: **2**Parking Access: **Front**Parking: **DetachedGrge/Carport, Garage; Underground, Visitor Parking**Locker: **N**Dist. to Public Transit: **1**Units in Development: **115**Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Sewer, Water**Legal: **STRATA LOT 8, PLAN VAS2734, DISTRICT LOT 264, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 825; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**Amenities: **Club House, Garden, Guest Suite, In Suite Laundry**Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Fireplace Insert, Garage Door Opener, Smoke Alarm, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 12'6	Main	Patio	12'6 x 6'4			x
Main	Dining Room	12'7 x 8'4	Main	Patio	20' x 10'2			x
Main	Kitchen	14'1 x 8'11			x			x
Main	Living Room	12'10 x 12'7			x			x
Below	Bedroom	12'11 x 10'			x			x
Below	Bedroom	12'7 x 11'9			x			x
Below	Laundry	6' x 15'			x			x
Below	Utility	9'5 x 15'			x			x
Below	Recreation	20' x 12'11			x			x
Main	Foyer	10'6 x 9'3			x			x

Finished Floor (Main):	905	# of Rooms: 12	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	929	# of Pets:	Cats: Yes	Dogs: Yes	3	Below	4	Yes	Pool:
Finished Floor (Total):	1,834 sq. ft.	# or % of Rentals Allowed: 3			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	1,834 sq. ft.	Basement: Full, Fully Finished			6				
					7				
					8				

Listing Broker(s): **TRG The Residential Group Realty**

This well maintained townhouse has a large back yard overlooking Norgate Park. The main floor has a good sized kitchen and breakfast area, generous dining and living room, an en-suited Master Bedroom and powder room. Two more bedrooms downstairs, full bathroom, laundry room, storage/utility room and large flex room round out the unit. Upgrades include new hot water tank (2018), hardwood floors (2019), carpet downstairs (2016), fridge/stove (2018) and Synlawn (2019) in the backyard. 2 parking spots and pets are welcome. Great location with quick access to downtown, Highway, Park Royal, Spirit Trail and public transit. End unit with access from Brower & Tatlow. Open House by appointment only Thursday, Dec. 17th 5-7pm and Sat/Sun December 19/20 1-4:00pm. Call or text for your appt.

REA Full Public

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