



Presented by:
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Active
R2773622
 Board: V
 Townhouse

1135 MONTROYAL BOULEVARD
 North Vancouver
 Canyon Heights NV
 V7R 2H8

Residential Attached
\$1,515,000 (LP)
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$1,515,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**
 Frontage(feet): **208.00** Bathrooms: **3** Age: **42**
 Frontage(metres): **63.40** Full Baths: **2** Zoning: **RM3**
 Depth / Size (ft.): **311** Half Baths: **1** Gross Taxes: **\$4,904.10**
 Sq. Footage: **101,467.00** P.I.D.: **006-030-815** For Tax Year: **2022**
 Flood Plain: View: **Yes : Mountain, trees** Tax Inc. Utilities?:
 Complex / Subdiv: **Montroyal Village** Tour: **Virtual Tour URL**
 First Nation
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcony(s), Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2020**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, Open, Visitor Parking**
 Dist. to Public Transit: **1 block** Dist. to School Bus: **2 blocks**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Bookshelves, Display Cabinet master, Security Cam, beer frid**
 Floor Finish: **Mixed**

Legal: **STRATA LOT 9, PLAN VAS843, DISTRICT LOT 595, 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**

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 646	Units in Development: 35	Tot Units in Strata: 35	Locker:
Finished Floor (Above): 745	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: C&C Property Group	Mgmt. Co's #: 604-987-9040	
Finished Floor (Below): 668	Maint Fee: \$659.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Snow removal		
Finished Floor (Total): 2,059 sq. ft.			
Unfinished Floor: 0			
Grand Total: 2,059 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions		

Suite:
 Basement: **Fully Finished**
 Crawl/Bsmt. Ht: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **11**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **No**
 # or % of Rentals Allowed: **100%**
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **Minimum 180 consecutive days**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Eating Area	7'10 x 6'2	Below	Recreation Room	14'11 x 11'11	1	Main	2	No
Main	Kitchen	13'7 x 7'9	Below	Office	13'8 x 8'9	2	Above	3	No
Main	Dining Room	9'9 x 8'3	Below	Utility	19'7 x 7'7	3	Above	3	Yes
Main	Living Room	15'8 x 11'8				4			
Above	Primary Bedroom	13'8 x 11'9				5			
Above	Walk-In Closet	8'6 x 6'0				6			
Above	Bedroom	10'4 x 8'1				7			
Above	Bedroom	11'9 x 9'9				8			

Listing Broker(s): **Keller Williams Elite Realty**

MOUNTAIN VIEWS! Nestled in the mountainside in Canyon Heights, one of North Vancouver's most prestigious neighborhoods: this beautiful renovated, 3 bed 2.5 bath family home is the one you've been waiting for! Renovations include kitchen with white cabinets & stainless appliances, New flooring, fresh paint, trim & crown moulding. Enjoy your morning coffee while watching the Grouse Mountain Skyride make its way up and down the mountain. This beautiful unit has over 2000 sqft of living space, including an office (could be 4th bedroom) & recreation room downstairs, there's space for the whole family to feel at home. One of few units with its own driveway & Level 2 EV Charger - parking for two cars is always available. Lots of natural sunlight fills this home with relaxing vibes.