



Presented by:  
**Russ Macnab PREC\***

**The Macnabs Team**  
Royal LePage Elite West  
Phone: 604-763-8196  
<http://www.themacnabs.com>  
russ@themacnabs.com



**Active**  
**R2882259**  
Board: V  
Apartment/Condo

**113 723 W 3RD STREET**

North Vancouver  
Harbourside  
V7M 0E4

Residential Attached

**\$568,800** (LP)   
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$568,800</b>
Meas. Type:	Bedrooms: <b>1</b>	Approx. Year Built: <b>2009</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>15</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>STRATA</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$1,660.02</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2023</b>
Flood Plain:	P.I.D.: <b>029-891-191</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv: <b>The Shore</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **STRATA LOT 96, PLAN EPS2532, DISTRICT LOT 265, 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 V**

Amenities: **Elevator, Exercise Centre, In Suite Laundry, Playground, Recreation Center**

Site Influences:  
Features:

Finished Floor (Main):	<b>509</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>509 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>509 sq. ft.</b>

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Strata West**  
Maint Fee: **\$277.71**  
Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal, Water**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:  
Locker: **Yes**  
# of Pets: **2**  
Cats: **Yes** Dogs: **Yes**

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed, Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed: **100%**  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	6'2 x 14'			x	1	Main	3	Yes
Main	Living Room	9'3 x 14'			x	2			
Main	Bedroom	8'9 x 9'8			x	3			
Main	Foyer	4'2 x 6'5			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Elite West**

**Welcome to your urban oasis in North Vancouver! This 507 sq ft, 1 bed , 1 bath unit in a LEED Gold certified complex offers modern living with plenty of natural light. Built with precision and care in 2016, this 507 sq ft space has a functional layout that maximizes every inch, enjoy stone color scheme, laminate floors, and amazing radiant heating. Enjoy seamless indoor-outdoor living with a large patio that extends your living space and offers serene views of the surrounding greenery. Amenities include gym, yoga room, and easy access to lush urban trail network. Walking distance to transit, shopping, and plenty of dining options. With 10 years warranty and a well-run strata, this is sure to be a smart investment. Don't miss your chance to experience the best of North Vancouver living.**