



Presented by:
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North Vancouver, Lower Lonsdale Residential Attached
2203 188 E ESPLANADE ST, V7L 4Y1 MLS# V937004 Sold



List Price: \$999,000	Previous Price:	Sale Price: \$987,800
Days on Market: 22	Original Price: \$999,000	Sale Date: 03-Apr-12

Subdiv/Complex: THE ESPLANADE

Frontage:	Approx Yr Blt: 2008	PID: 027-413-900
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 4	Zoning: MF
Exposure:	Bedrooms: 3	Taxes: \$3,851 (2011)
Stories in Bldg: 23	Bathrooms: 2	If New GST/HST Incl: No
Flood Plain:	Full Baths: 2	Tax Incl Utilis: No
Meas. Type: Feet	Half Baths: 0	Apprvl Reqd: No
Fixtures Lsd:		
Fixt Removed:		
View: Y - WATER & DOWNTOWN		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tile - Concrete	Dist to Public Trans: NEAR	Dist to School/Bus: NEAR
Renovations: Partly	Units in Development:	Total Units in Strata:
Flooring: Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Forced Air	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s)		
Mngmt Co: BAYWEST	Property Disclosure: Y	
Mngmt Ph: 604-257-0325	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Maint Fee: \$486.20		

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS2787 LT 151 DL 274 LD 36
 Amenities: Club House, Elevator, In Suite Laundry, Recreation Center
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener

Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'5 X 13'8						
Main F.	Kitchen	8'5 X 8'11						
Main F.	Dining	10'8 X 10'						
Main F.	Master Bedroom	11' X 14'						
Main F.	Bedroom	10'7 X 10'5						
Main F.	Bedroom	8'5 X 13'8						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 1,325	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,325	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,325		8

Listing Broker(s): (1) Hanna Realty Ltd.

The Esplanade at the Pier. One of the best units in this area. 1,325 sq ft, 3 bdrms + 2 baths. Facing south on 22nd floor (subpenthouse) with fantastic ocean & downtown view. Owner put \$20,000 for upgrades. Don't miss this chance to be part of North Vancouver's newest waterfront community! Beautiful contemporary kitchen with granite countertop, marble flooring, stainless steel appliances & separate eating area. This building has central A/C system & just a minute to Lonsdale Quay, seawall, IGA grocery store, fabulous restaurants & shopping stores. Priced for quick sell.



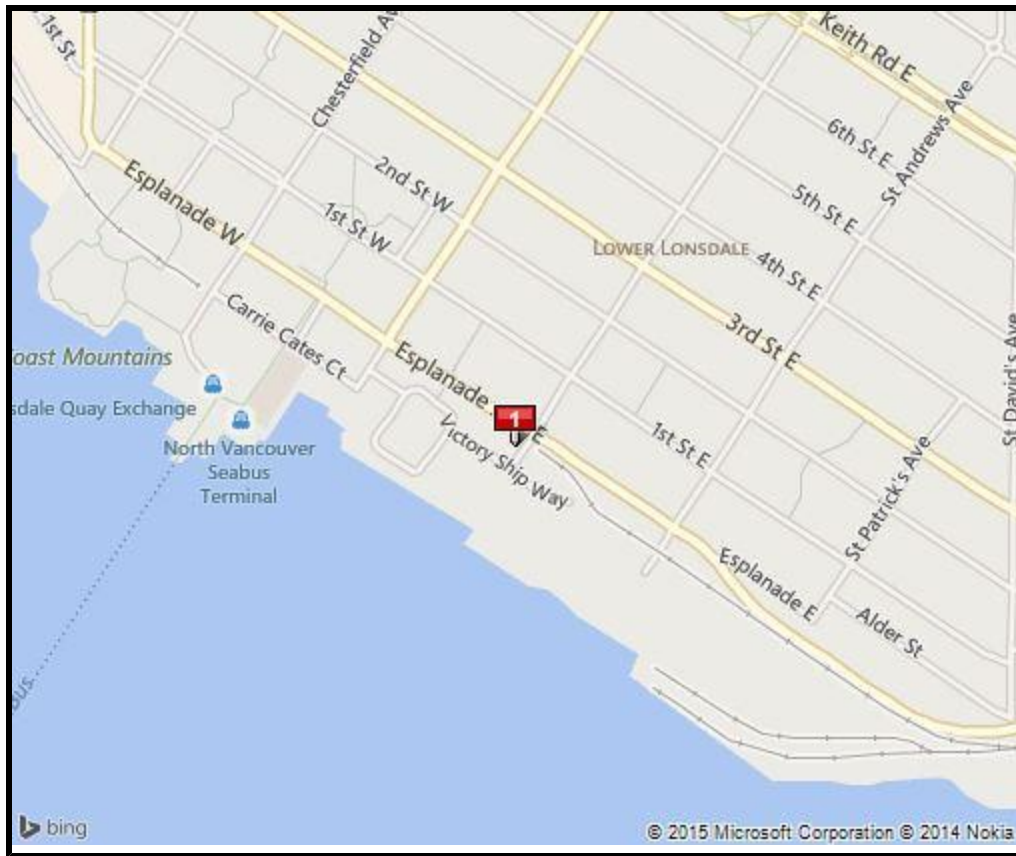
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