


**Active**  
**R2496584**  
 Board: V  
 Apartment/Condo

**706 133 E ESPLANADE**

North Vancouver  
 Lower Lonsdale  
 V7L 1A1

Residential Attached  
**\$629,900** (LP)  
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$629,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2010**  
 Depth / Size (ft.): Bedrooms: **1** Age: **10**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **STRATA**  
 Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$1,907.47**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2020**  
 Exposure: **North** Maint. Fee: **\$280.19** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **028-106-300**  
 Mgmt. Co's Name: **AWM Alliance** Tour:  
 Mgmt. Co's Phone: **604-685-3227**  
 View: **Yes: CITY OF NORTH VAN, MOUNTAIN**  
 Complex / Subdiv: **PINNACLE RESIDENCES AT THE PIER**  
 Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>	Locker: <b>Y</b>	
Exterior: <b>Concrete, Glass, Metal</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus: <b>1 BLOCK</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata: <b>79</b>	
Rain Screen:	Reno. Year:	Title to Land: <b>Freehold Strata</b>	
Renovations:	R.I. Plumbing: <b>No</b>	Property Disc.: <b>No</b>	
Water Supply: <b>City/Municipal</b>	R.I. Fireplaces: <b>0</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Forced Air, Heat Pump, Hot Water</b>		Floor Finish: <b>Mixed</b>	
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Tile - Concrete</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Other, Recreation Facility, Snow removal, Water**  
 Legal: **STRATA LOT 43, PLAN BCS3673, DISTRICT LOT 274, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & PART OF THE BED & FORESHORE OF BURRARD INLET; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
 Amenities: **Air Cond./Central, Bike Room, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'10 x 11'6			x			x
Main	Dining Room	7'2 x 4'6			x			x
Main	Kitchen	10'0 x 7'2			x			x
Main	Master Bedroom	10'6 x 8'04			x			x
Main	Foyer	7'2 x 5'3			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>562</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>562 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns, Smoking Restrictions</b>			5				Door Height:
Grand Total: <b>562 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

Listing Broker(s): **Anson Realty Ltd.**

**Enjoy City and Mountain views from this one bedroom in a stellar location. Minutes to the Seabus and its connection via Canada Line to the airport, steps to multiple great restaurants, the Spirit Trail, shops, services and the waterfront. You'll appreciate the quality finishing including crown moulding, soft close cabinets with granite counters in a kitchen that features Bosch & Liebherr stainless appliances. Enjoy air conditioned comfort in the summer and your cozy fireplace in the fall. You are an elevator ride to the amenities at the adjacent Pinnacle Pier Hotel and enjoy the use of the 5 lane indoor lap pool, gym, steam room, sauna and whirlpool. Location, Location, Location and its Move in Ready!**