

Presented by:

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Lower Lonsdale, North Vancouver  
**1703 120 W 2ND ST**

**MLS # V602823**

Residential Attached  
**Sold**



List Price:	<b>\$639,900</b>	Sale Price:	<b>\$630,000</b>	Days on Market:	81
		Sale Date:	<b>07-Oct-06</b>		
Previous Price:		Subdiv/Complex:	<b>THE OBSERVATORY</b>		
Original Price:	<b>\$639,900</b>	View:	<b>Yes; WATER/MOUNTAIN</b>		
Frontage:		Postal Code:	<b>V7M 1C3</b>	Type:	<b>Apartment Unit</b>
Depth/Size:				Approx Yr Blt:	<b>1992</b>
Lot SqFt:	<b>0</b>			Age at List Date:	<b>14</b>
Exposure:		Bedrooms:	<b>2</b>	Zoning:	<b>MF</b>
Stories in Bldg:	<b>29</b>	Bathrooms:	<b>2</b>	Taxes:	<b>\$2,370 / 2006</b>
Flood Plain:		Full Baths:	<b>2</b>	Gst Incl:	
Meas. Type:		Half Baths:	<b>0</b>	Apprvl Reqd:	
Fixtures Lsd:	<b>No</b>			Occupancy:	<b>Vacant</b>
Fixt Removed:				Tax Incl Utilities:	<b>N</b>

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Concrete</b>	Parking Stall #:	<b>44 &amp; 45</b>	Parking Stall Owned:	
Foundation:	<b>Concrete Perimeter</b>	Parking Access:	<b>Front</b>		
Exterior:	<b>Other</b>	Parking Facilities:	<b>Garage; Underground / Visitor Parking</b>		
Rain Screen:		Dist to Public Trans:	<b>CLOSE</b>	Dist to School/Bus:	<b>CLOSE</b>
Type of Roof:	<b>Other</b>	Units in Development:	<b>73</b>	Total Units in Strata:	<b>73</b>
Renovations:		Locker:	<b>Yes</b>	Locker #:	
Flooring:	<b>Wall/Wall/Mixed</b>	Possession:			
Water Supply:	<b>City/Municipal</b>	Title to Land:	<b>Freehold Strata</b>		
Heat/Fuel:	<b>Hot Water</b>	Seller's Interest:	<b>Registered Owner</b>		
No. of Fireplaces:	<b>0</b>	Mortgage Info:	<b>0 -</b>		
Fireplace Fuel:	<b>None</b>	Property Disclosure:	<b>/ Yes</b>		
Outdoor Area:	<b>Balcony(s)</b>	Bylaw Restrictions:	<b>Rentals Allowed w/Restrictions</b>		
Mngmt Co/Phone:	<b>STRATAWEST / 604-904-9595</b>				
Mo. Maint Charge:	<b>\$329.78</b>				

Maint Charge Incl: **Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**

Legal: **PL VAS2771 LT 41 DL 274 LD 37** PID: **016-708-202**  
Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub**  
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	10' X 7'						
Main F.	Master Bedroom	12' X 12'						
Main F.	Bedroom	10' X 9'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	<b>5</b>	<b>Bathrooms:</b>	
Finished Floor Area Main:	<b>1,086</b>	Finished Levels:	<b>1</b>	1	<b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	<b>0</b>	Basement Area:	<b>None</b>	2	<b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:	<b>0</b>			3	<b>0 Piece; Ensuite: N</b>
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:		4	
Total Finished Floor Area:	<b>1,086</b>	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	<b>0</b>	# or % Rentals:		7	
Grand Total Floor Area:	<b>1,086</b>			8	

Listing Broker(s): **(1) Sutton-Centre Realty**

**Beautiful northwest facing upper unit with spectacular view of Downtown, Harbour, Lions Gate Bridge, North Shore Mountains, Stanley Park. Spacious 1,086 sf 2 bedroom, 2 bathroom suite with a bright, open floor plan, floor to ceiling windows & a large covered sundeck. The suite offers a huge living room & master bedroom with an oversized ensuite bathtub offering views of North Shore Mountains. Steps to seabus & Quay Market. 2 parkings included. Enjoy the outdoor swimming pool/indoor gym.**