

Presented by:
Lima Liao
 Sutton Group - Killarney Realty
 Email: lima@sutton.com
 Phone: 604-618-5000

Lynnmour, North Vancouver Residential Attached
1840 PURCELL WY **MLS # V633442** **Sold**



List Price: \$419,000	Sale Price: \$403,000	Days on Market: 9
	Sale Date: 09-Mar-07	
Previous Price:	Subdiv/Complex: PURCELL WOODS	
Original Price: \$419,000	View:	
Frontage:	Postal Code: V7J 3K3	Type: Townhouse
Depth/Size:		Approx Yr Blt: 1976
Lot SqFt: 0		Age at List Date: 31
Exposure: N	Bedrooms: 3	Zoning: MF
Stories in Bldg:	Bathrooms: 3	Taxes: \$1,768 / 2006
Flood Plain:	Full Baths: 1	Gst Incl:
Meas. Type: Feet	Half Baths: 2	Apprvl Reqd:
Fixtures Lsd: No		Occupancy: Owner
Fixt Removed:		Tax Incl Utilities: N

Style of Home: 2 Storey w/Bsmt.	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Stall #: 15	Parking Stall Owned: N
Foundation: Concrete Perimeter	Parking Access: Front	
Exterior: Wood	Parking Facilities: Add. Parking Avail. / Open / Visitor Parking	
Rain Screen:	Dist to Public Trans:	Dist to School/Bus:
Type of Roof: Asphalt	Units in Development:	Total Units in Strata:
Renovations:	Locker: No	Locker #:
Flooring: Wall/Wall/Mixed	Possession:	
Water Supply: City/Municipal	Title to Land: Freehold Strata	
Heat/Fuel: Natural Gas	Seller's Interest: Registered Owner	
No. of Fireplaces: 0	Mortgage Info: 0 -	
Fireplace Fuel: None	Property Disclosure: / Yes	
Outdoor Area: Fenced Yard	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Co/Phone: VANCOUVER CONDO / 604-684-6291		
Mo. Maint Charge: \$297.00		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Management, Recreation Facility**

Legal: **PL VAS329 LT 15 LD 37 DL 612 & 614** PID: **003-877-680**
 Amenities: **In Suite Laundry, Playground, Pool; Outdoor, Sauna/Steam Room**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Private Setting, Recreation Nearby**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	11'8 X 15'						
Main F.	Dining	8'6 X 10'						
Main F.	Kitchen	7'10 X 8'						
Above	Master Bedroom	11'4 X 12'						
Above	Bedroom	11' X 11'6						
Above	Bedroom	8'2 X 9'4						
Bsmt	Family Room	10' X 13'2						
Bsmt	Den	7'8 X 9'6						
Bsmt	Laundry	8' X 8'6						

Floor Area (SqFt):	Total # Rooms: 9	Bathrooms:
Finished Floor Area Main: 537	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 578	Basement Area: Full	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3 2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Area Bsmt: 544	Bsmt Height:	4 0 Piece; Ensuite: N
Total Finished Floor Area: 1,659	Restricted Age:	5 0 Piece; Ensuite: N
	# Pets; Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,659		8

Listing Broker(s): **(1) Sutton Group Killarney Realty**

3 level townhome located in the family oriented Purcell Woods. Professionally finished basement with family room, laundry room & updated powder room. Fenced private patio & shed. Private setting, pool and playground. Measurements approximate, buyer to verify.