

## #17 – 720 E. 3<sup>rd</sup> Street Offered at \$1,679,000

Enjoy modern living in this stunning masterpiece at the Evolv35 townhome development! Boasting a spacious 1,840 sq. ft. of luxury, on three levels plus basement. There is ample accommodation with 4 bedrooms and 3 bathrooms in the main area, PLUS a studio suite (currently rented to a great tenant for \$1,700 per month), 4th bathroom, and separate laundry in the basement. The studio suite can easily be converted to a one bedroom for additional revenue. Nestled in vibrant Moodyville, this residence places you moments away from the Spirit Trail, the attractions and restaurants of Lower Lonsdale, transit, and parks. Brace yourself for a lifestyle upgrade that blends chic design with unbeatable convenience in an extremely energy efficient development.



**ERIC CHRISTIANSEN**  
GROUP  
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



**Active**  
**R2841526**  
 Board: V  
 Townhouse

**17 720 E 3RD STREET**  
 North Vancouver  
 Queensbury  
 V7L 0G7

Residential Attached  
**\$1,679,000** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,679,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2020**  
 Frontage(feet): Bathrooms: **4** Age: **4**  
 Frontage(metres): Full Baths: **4** Zoning: **RG3**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$4,178.09**  
 Sq. Footage: **0.00** For Tax Year: **2023**  
 Flood Plain: P.I.D.: **031-126-316** Tax Inc. Utilities?:  
 View: **Yes : partial city and mountain view** Tour:  
 Complex / Subdiv: **Evolv35**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board**  
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
 # of Fireplaces: **0** R.I. Fireplaces: Rain Screen: **Full**  
 Fireplace Fuel: Metered Water:  
 Fuel/Heating: **Hot Water, Radiant** R.I. Plumbing:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 17, PLAN EPS6844, DISTRICT LOT 273, 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: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main): **653** Units in Development: Tot Units in Strata: **35** Locker:  
 Finished Floor (Above): **507** Exposure: Storeys in Building:  
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **West Coast Property Management** Mgmt. Co's #: **604-914-2135**  
 Finished Floor (Below): **359** Maint Fee: **\$528.73** Council/Park Apprv?:  
 Finished Floor (Basement): **321** Maint Fee Includes: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**  
 Finished Floor (Total): **1,840 sq. ft.**  
 Unfinished Floor: **0**

Grand Total: **1,840 sq. ft.** Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Suite: Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
 Basement: **Fully Finished** # or % of Rentals Allowed:  
 Crawl/Bsmt. Ht: # of Levels: **4** Short Term (<1yr) Rnt/Lse Alwd?: **No**  
 # of Kitchens: **2** # of Rooms: **9** Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'2 x 11'8	Bsmt	Kitchen	11'11 x 4'11	1	Main	3	No
Main	Dining Room	11'8 x 10'0			x	2	Above	3	Yes
Main	Kitchen	11'4 x 8'3			x	3	Above	4	Yes
Main	Bedroom	9'4 x 8'10			x	4	Below	3	No
Above	Primary Bedroom	10'6 x 9'5			x	5			
Above	Bedroom	9'10 x 9'1			x	6			
Below	Bedroom	9'10 x 9'6			x	7			
Bsmt	Living Room	14'5 x 9'5			x	8			

Listing Broker(s): **Bellevue Realty Group**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

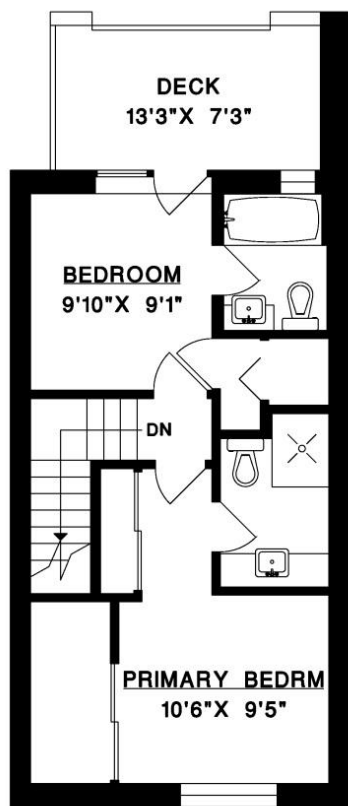
All information contained herein is deemed to be accurate but should not be relied upon without verification.



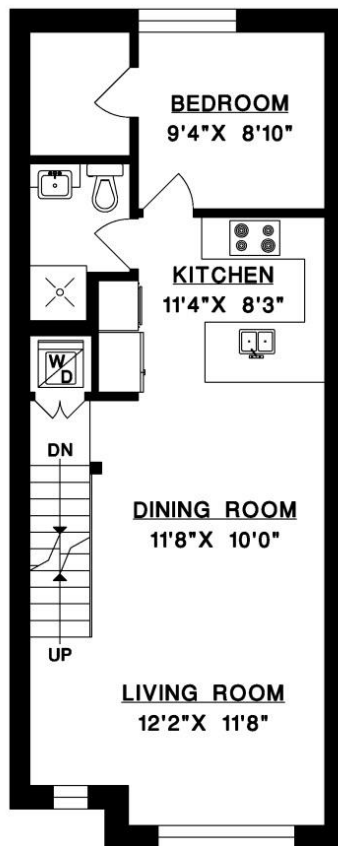
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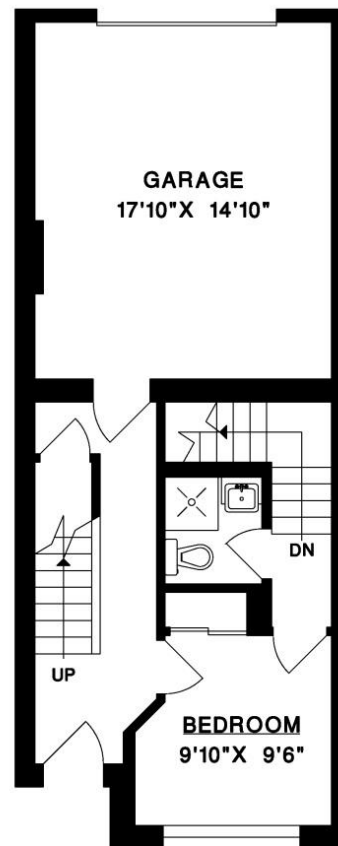
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UPPER FLOOR



MAIN FLOOR



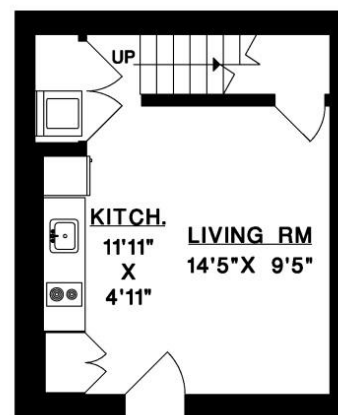
LOWER FLOOR

#17 - 720 EAST 3RD STREET  
NORTH VANCOUVER

MAIN FLOOR	635 SQ.FT.
UPPER FLOOR	507 SQ.FT.
LOWER FLOOR	359 SQ.FT.
BOTTOM FLOOR	321 SQ.FT.

**TOTAL 1,840 SQ.FT.**

GARAGE	293 SQ.FT.
DECK	107 SQ.FT.



BOTTOM FLOOR



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