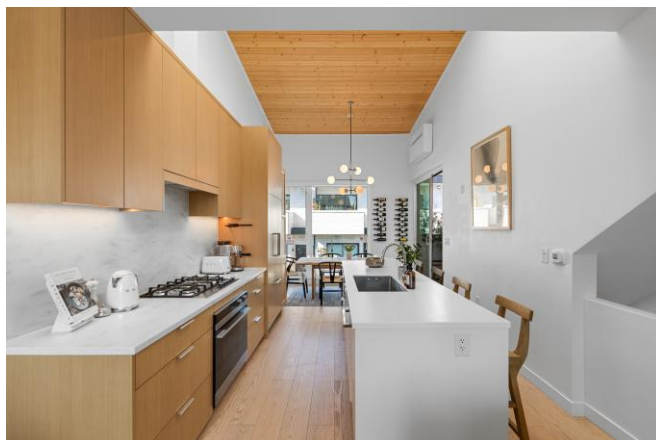




#203 – 650 E. 2nd Street Offered at \$1,198,000

Live the North Shore lifestyle at Morrison on the Park. This beautifully designed 3 bedroom, 3 bathroom townhouse offers 1,188 sq. ft. of stylish, functional living with warm natural materials, high ceilings and refined minimalist details. Take in stunning Downtown Vancouver views from your private rooftop patio, or step across the street to Moodyville Park. The Spirit Trail is just steps away, offering car free access to Lower Lonsdale, the Brewery District, Shipyards and Lonsdale Quay. Thoughtfully designed as a sustainable community with a goal of LEED Gold certification, this is modern living with nature, recreation and urban amenities all within easy reach. This townhouse includes 2 side by side parking spaces and a large private storage room.



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Active
R3159906
Board: V
Townhouse

203 650 E 2ND STREET
North Vancouver
Lower Lonsdale
V7L 1E3

Residential Attached
\$1,198,000 (LP)
 (SP)



Sold Date:		If new,GST/HST inc?:	Original Price: \$1,198,000
Meas. Type:	Feet	Bedrooms: 3	Approx. Year Built: 2023
Frontage(feet):		Bathrooms: 3	Age: 3
Frontage(metres):		Full Baths: 2	Zoning: RG-4
Depth / Size (ft.):		Half Baths: 1	Gross Taxes: \$3,797.82
Sq. Footage:	0.00		For Tax Year: 2025
Flood Plain:		P.I.D.: 032-019-050	Tax Inc. Utilities?:
View:	Yes :city and water view		Tour: Virtual Tour URL
Complex / Subdiv:	Morrison on the Park		
First Nation			
Services Connctd:	Electricity, Natural Gas, Water		
Sewer Type:	City/Municipal	Water Supply:	City/Municipal

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Hot Water**
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: **Full**
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage Underbuilding, Visitor Parking**
 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: **Hardwood, Wall/Wall/Mixed**

Legal: STRATA LOT 11, PLAN EPS9585, 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: **Air Cond./Central, Bike Room, Guest Suite, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	674
Finished Floor (Above):	459
Finished Floor (AbvMain2):	0
Finished Floor (Below):	55
Finished Floor (Basement):	0
Finished Floor (Total):	1,188 sq. ft.
Unfinished Floor:	0
Grand Total:	1,188 sq. ft.

Units in Development:	Tot Units in Strata:	63	Locker: Yes
Exposure:	Storeys in Building:		
Mgmt. Co's Name: Stratawest Management	Mgmt. Co's #:	604-904-9595	
Maint Fee: \$670.57	Council/Park Apprv?:		
Maint Fee Includes: Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Snow removal, Water			

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **6**

or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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

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

Bellevue Realty Group

Full video tour at www.ericchristiansen.com

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



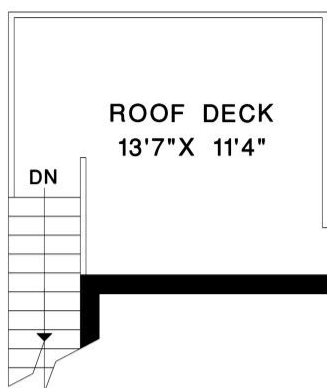
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2479 Bellevue Ave.
West Vancouver, V7V 1E1



#203 - 650 EAST 2ND STREET

NORTH VANCOUVER

MAIN FLOOR 459 SQ.FT.

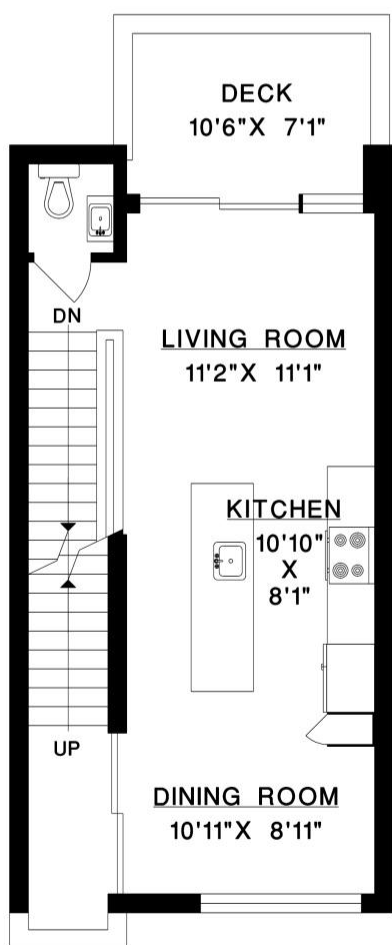
LOWER FLOOR 674 SQ.FT.

ENTRY 55 SQ.FT.

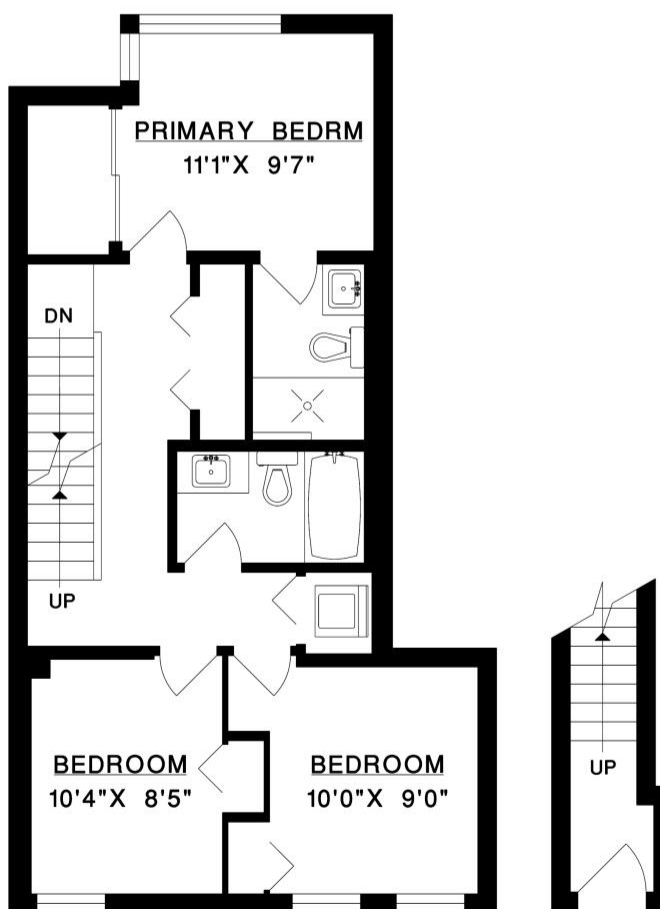
TOTAL 1,188 SQ.FT.

ROOF DECK 245 SQ.FT.

DECK 93 SQ.FT.



MAIN FLOOR



LOWER FLOOR



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