



**Lance Phillips**  
 Personal Real Estate Corporation  
 Macdonald Realty  
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North Vancouver, Upper Delbrook Residential Attached  
**# 301 3711 DELBROOK AV, V7N 3Z4** MLS# V855905 Active



List Price: \$595,000 Previous Price:  
 Original Price: \$595,000

Subdiv/Complex: Delbrook Plaza

Frontage:	Approx Yr Blt: 1988	PID:	011-930-471
Depth/Size:	Age at List Date: 22	Type:	Apartment/Condo
Lot SqFt: 0	Bedrooms: 2	Zoning:	CD38
Exposure: NE	Bathrooms: 2	Taxes:	\$2,337 (2010)
Stories in Bldg: 3	Full Baths: 2	IF New GST/HST Incl:	
Flood Plain:	Half Baths: 0	Tax Incl Utilis:	
Meas. Type:		Apprvl Reqd:	No
Fixtures Lsd:			
Fixt Removed:			
View:	Y - Grouse Mountain		

Style of Home:	Penthouse	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Fibreglass	Dist to Public Trans:	doorstep	Dist to School/Bus:	4 blks
Renovations:		Units in Development:		Total Units in Strata:	31
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Other	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s), Rooftop Deck				
Mngmt Co:	Stratawest	Property Disclosure:	Y		
Mngmt Ph:	604-904-9595	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
	Maint Fee:	\$460.85			

Maint Charge Incl: Gardening, Gas, Hot Water, Management

Legal: PL VAS2024 LT 48 DL 577 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Air Cond./Central, Elevator, In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Cul-de-Sac, Central Location, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'4 X 13'9						
Main F.	Dining	12'8 X 10'10						
Main F.	Family Room	14'12 X 10'						
Main F.	Kitchen	14'7 X 11'8						
Main F.	Master Bedroom	13'3 X 12'7						
Main F.	Bedroom	12'6 X 9'8						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,269	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,269	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,269			8	

Listing Broker(s): (1) Macdonald Realty Ltd.

Seldom available corner Penthouse unit in Delbrook Plaza. Beautifully presented and updated 2-bedroom, 2 bath unit with 2 balconies and additional roof-top deck. House-sized rooms with vaulted ceilings throughout. King-sized Master bedroom with 2 sets of closets and full ensuite. Oversized living and dining rooms with extensive windows. Independent air conditioning, secured parking with 2 side-by-side stalls. A very quiet and well-run complex. Floorplan available.

# LANCE PHILLIPS

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#301-3711 DELBROOK AVE.  
NORTH VANCOUVER

TOTAL 1,269 SQ.FT.

ROOF DECK 290 SQ.FT.

BALCONIES 100 SQ.FT.

