

# FOR SALE & for living

#304 - 170 1st Street West, North Vancouver



## #304-170 1st Street West, North Vancouver

Welcome to the Lower Lonsdale's most exclusive & award-winning development: One Park Lane. This perfectly laid out South facing 1 bedroom + den offers an open floor plan with no wasted space, 9' ceilings, double entrance to bathroom, gas fireplace, balcony & lots of UPGRADES. Open style chef's kitchen with granite countertops, stainless steel appliances, gas stove & plenty of storage in dark wood cabinets. Upgrades include beautiful mahogany hardwood flooring, custom built-in TV above fireplace, closet organizers, ceiling fan & designer paint throughout. Building offers concierge, visitor parking, exercise, theater & party room. FANTASTIC location steps from John Braithwaite Community Centre, chic & trendy shops/restaurants, Lonsdale Quay & access to downtown via the Seabus. 1 parking stall and storage locker included.

## INFORMATION YOU NEED TO KNOW:

PRICE	\$379,900
ADDRESS	#304 - 170 1st Street West
AREA	Lower Lonsdale
TYPE	1 Bedrooms + Den, 1 Bathroom
SQ FT	677
YEAR BUILT	2005
Maint Fees	\$292.88
VIEW	Tree Lined Street
TAXES	\$1,555
OUTDOO	Balcony
MLS NO.	V981042
Parking	P2 - 138
Storage	P2 - 58

## INFORMATION YOU *want* TO KNOW:



Distance to Groceries:

0.1 KM



Nearest Park

Victoria Park



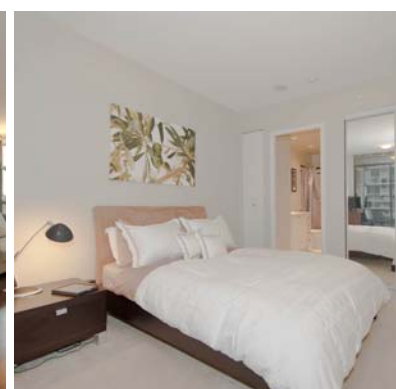
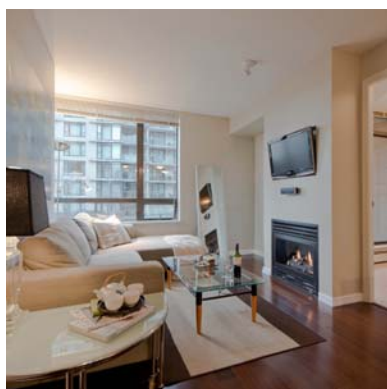
Schools nearby:

0.2 KM



Coffee shops within 1km:

11



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGREEMENT(S).

Derek Kai

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#### LOCATION

- Steps from John Braithwaite Community Centre, movie theater, grocery stores, chic & trendy shops/restaurants, Lonsdale Quay & access to Downtown via the Seabus.

#### SCHOOLS

- K-7 Queen Mary Elementary
- 8-12 Carson Graham Secondary

#### SIZE

- 1 Bedroom + Den, 1 Bathroom - 677 Square Feet

#### Upgrades

- UA Wide Plank Mahogany Hardwood Flooring in Living Areas
- Custom Built In-set Mounted Television Above Fire-Place
- Built in Custom Closet Organizers
- Teak Wood Flooring on Balcony
- Remote Controlled Ceiling Fan in Dining Area

#### Building Amenities

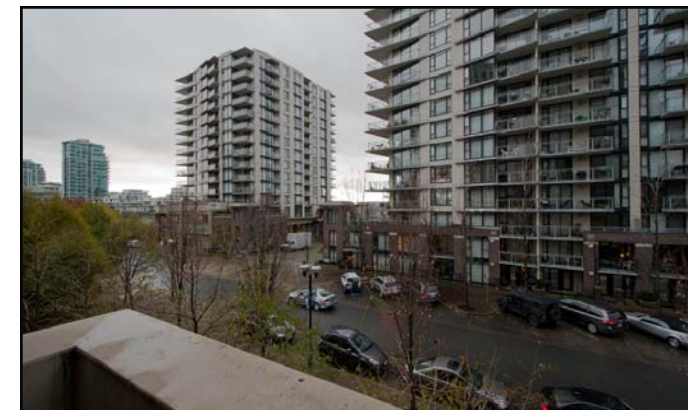
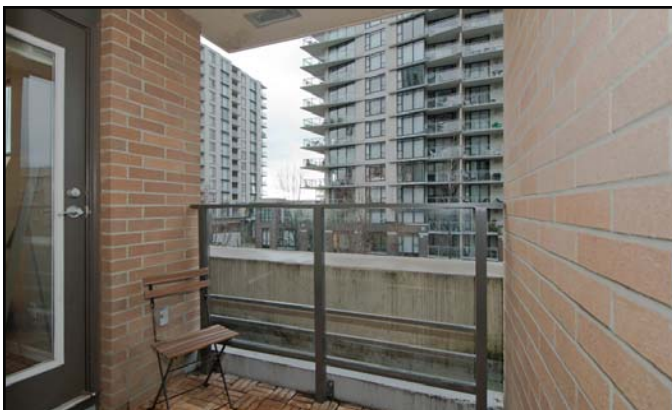
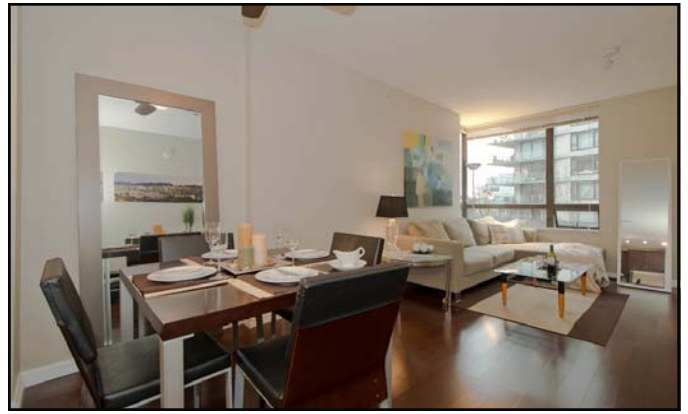
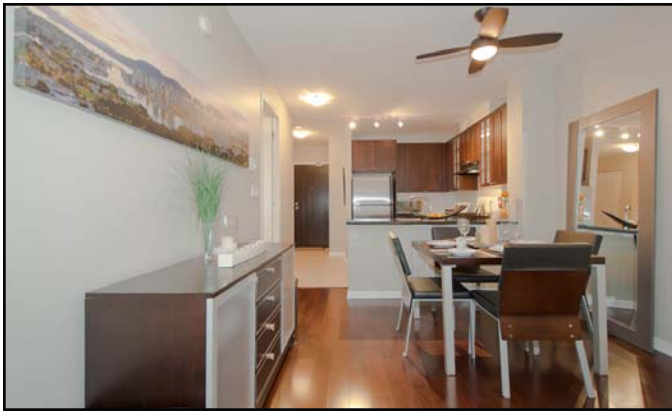
- Building Concierge
- Exercise Room
- Theatre Room
- Party Room
- Courtyard Garden
- Plenty of Visitor Parking
- Secured Building with Video Cameras & Secured Floor Access



**Susan Chow**

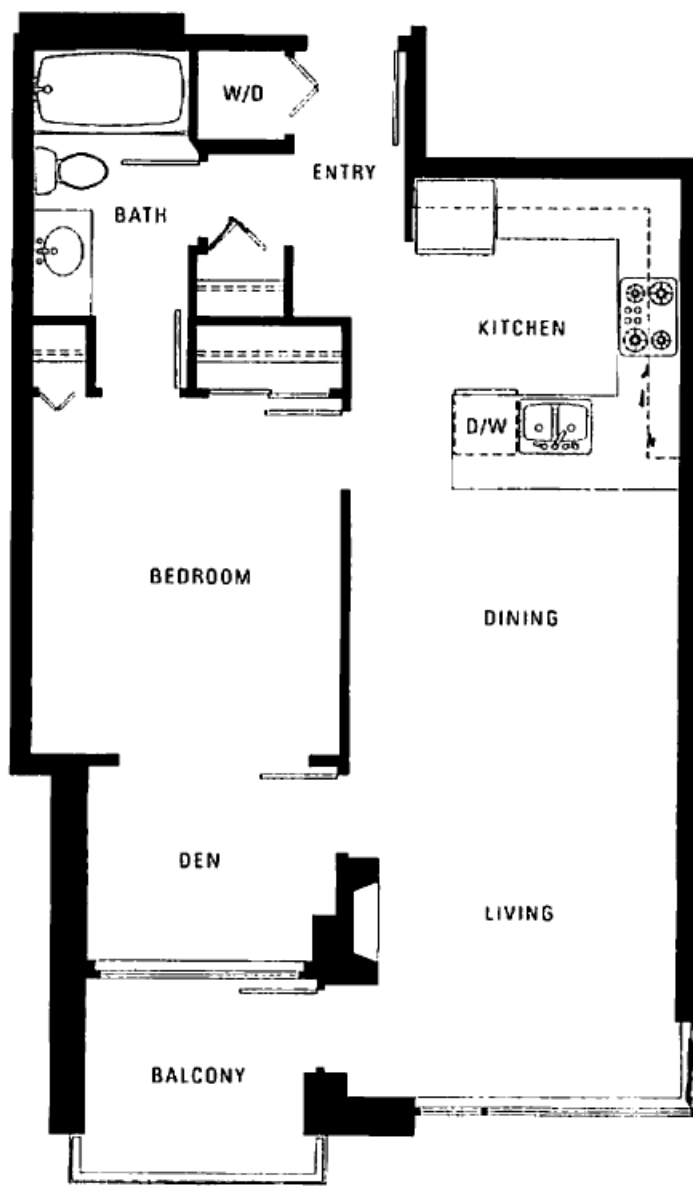
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