

# #20 2688 Mountain Highway, North Vancouver

\$1,298,900



**Welcome to the Townhomes at Craftsman Estates** - One of Lynn Valley's most sought after complexes steps from transit, shopping, library, schools & parks. Your **MOVE IN READY, QUIET CORNER** duplex-style townhome is tucked away from the busy street offering plenty of light with 3 side of windows. Main floor offers spacious living and dining room area, over height ceilings, gas fireplace with a renovated kitchen & powder room. A separate eating area opens to a large patio perfect for entertaining & BBQing. Upstairs offers 2 large bedrooms, renovated bathroom with heated floors & a master ensuite with a separate bath/shower. Top floor offers a 3rd bdrm or an area perfect for working from home. **DIRECT ACCESS** to pkg - 2 stalls (tandem) & a **HUGE PRIVATE** storage room. Visitor parking & car wash also available.

## KEY INFORMATION

ADDRESS: #20 2688 Mountain Highway, North Van

PRICE: \$1,298,900

AREA: Westlynn

TYPE: 3 Bedroom + 3 Bath

SQ FT: 1,677\* SF + 168 SF Balcony

YEAR BUILT: 2003

TAX: \$4,647.88 (2021)

STRATA FEES: \$438.00

## FEATURES

PARKING: 2 (Tandem - 34/35)

LOCKER: #20

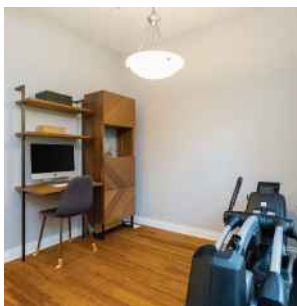
PETS: 1 Cat or 1 Dog

RENTAL: Not Allowed

ELEMENTARY: Eastview Elementary

HIGH SCHOOL: Sutherland Secondary

\*Strata Plan shows 1,657 SF



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
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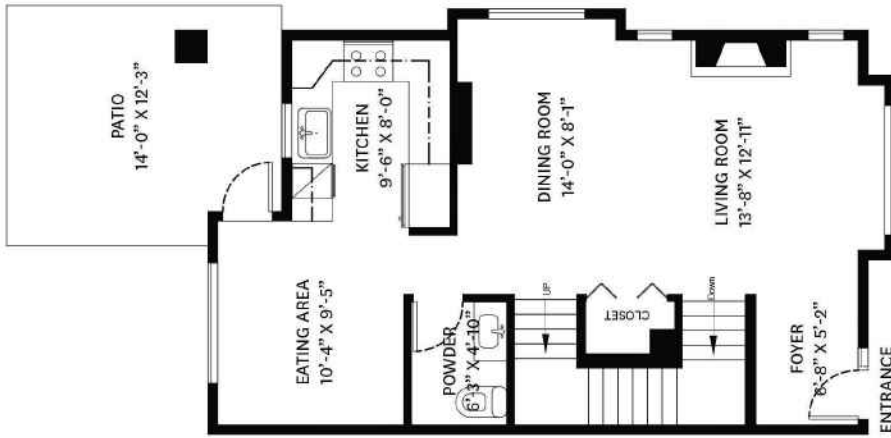


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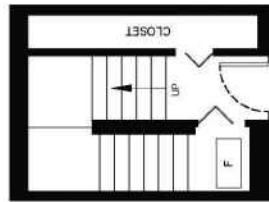
## 20-2688 MOUNTAIN HIGHWAY, NORTH VANCOUVER, BC

LOWER FLOOR TOTAL: 112 SQ.FT.  
MAIN FLOOR TOTAL: 668 SQ.FT.  
UPPER FLOOR TOTAL: 609 SQ.FT.  
TOP FLOOR TOTAL: 288 SQ.FT.  
**TOTAL: 1,677 SQ.FT.**

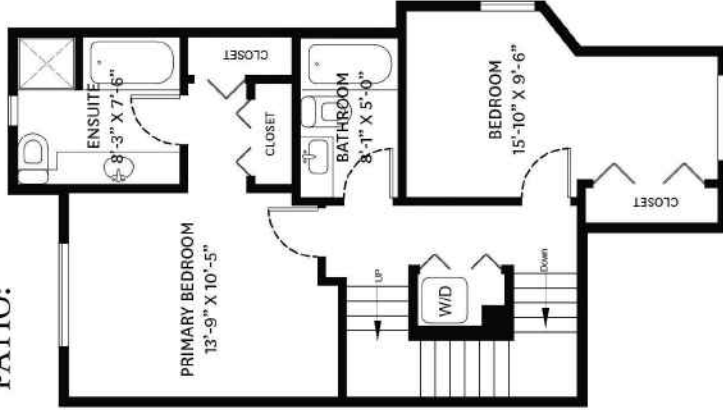
**PATIO: 168 SQ.FT.**



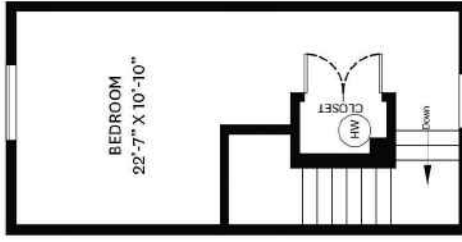
**MAIN FLOOR PLAN**  
Ceiling Height: 8'-11"



**LOWER FLOOR PLAN**  
Ceiling Height: 7'-0"



**UPPER FLOOR PLAN**  
Ceiling Height: 8'-0"



**MAIN FLOOR PLAN**  
Ceiling Height: 8'-0"



floor plan designed by  
ishot.ca Enterprises Inc.  
604-368-7979  
<http://ishot.ca>

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\*PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES.  
MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.

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Presented by:  
**Derek Kai PREC\***  
 Rennie & Associates Realty Ltd.  
 Phone: 604-868-1666  
 dkai@rennie.com

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**Active**  
**R2633612**  
 Board: V  
 Townhouse

**20 2688 MOUNTAIN HIGHWAY**  
 North Vancouver  
 Westlynn  
 V7J 2N5

Residential Attached  
**\$1,298,900 (LP)**  
 (SP) **M**



Sold Date: If new, GST/HST inc?:  
 Meas. Type: Bedrooms: **3**  
 Frontage(feet): Bathrooms: **3**  
 Frontage(metres): Full Baths: **2**  
 Depth / Size (ft.): Half Baths: **1**  
 Sq. Footage: **0.00**  
 Flood Plain: P.I.D.: **025-616-536**  
 View: :  
 Complex / Subdiv:  
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$1,298,900**  
 Approx. Year Built: **2003**  
 Age: **18**  
 Zoning: **CD22**  
 Gross Taxes: **\$4,647.88**  
 For Tax Year: **2021**  
 Tax Inc. Utilities?: **No**  
 Tour: **Virtual Tour URL**

Style of Home: **Corner Unit, 3 Storey w/ Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Wood**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Grge/Double Tandem**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Fixtures Rmvd: **Yes: 2 Wine Fridges**  
 Floor Finish: **Mixed, Carpet**

Legal: **STRATA LOT 21, PLAN LMS4567, DISTRICT LOT 2022, 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, Storage**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

Finished Floor (Main): **668**  
 Finished Floor (Above): **609**  
 Finished Floor (AbvMain2): **288**  
 Finished Floor (Below): **112**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,677 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,677 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **Tribe Management Inc.**  
 Maint Fee: **\$438.00**  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management**

Tot Units in Strata: **40** Locker: **Yes**  
 Storeys in Building:  
 Mgmt. Co's #: **604-343-2601**  
 Council/Park Apprv:

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht.:  
 # of Kitchens: **1** # of Levels: **4**  
 # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
 Restricted Age:  
 # or % of Rentals Allowed:  
 Short Term (<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:  
 # of Pets: **1** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9'6" x 8'0"			x	1	Main	2	No
Main	Living Room	13'8" x 12'11"			x	2	Above	4	Yes
Main	Dining Room	14'0" x 8'1"			x	3	Above	4	No
Main	Eating Area	10'4" x 4'9"			x	4			
Main	Patio	14' x 12'3"			x	5			
Above	Master Bedroom	13'9" x 10'5"			x	6			
Above	Bedroom	15'10" x 9'6"			x	7			
Abv Main 2	Bedroom	22'7" x 10'10"			x	8			

Listing Broker(s): **Rennie & Associates Realty Ltd.**

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REA Full Public  
 1 Page

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