

Presented by:  
**Scott Trinder**  
 Macdonald Realty Ltd.  
 Email: trinders@telus.net  
 Phone: 604-263-1911  
 Cell: 604-728-1796

Westlynn, North Vancouver **MLS # V664538** Residential Attached **Sold**  
**2688 MOUNTAIN HY**



List Price: **Sale Price:** **Days on Market:** 3  
**Sale Date:** 23-Aug-07  
 Previous Price: **\$659,000** Subdiv/Complex: **CRAFTSMAN ESTATES**  
 Original Price: **View:**  
 Frontage: **Postal Code:** **V7J 2H5** Type: **Townhouse**  
 Depth/Size: **Approx Yr Bld:** **2002**  
 Lot SqFt: **0** Bedrooms: **3** Age at List Date: **5**  
 Exposure: **W** Bathrooms: **4** Zoning: **CD22**  
 Stories in Bldg: **Full Baths:** **3** Taxes: **\$2,772 / 2007**  
 Flood Plain: **Meas. Type:** **Feet** Half Baths: **1** Gst Incl:  
 Fixtures Lst: **No** Occupancy: **Owner**  
 Fix Removed: **Y; FIXED DESK IN THE NOOK** Tax Incl Utilities: **N**

Style of Home: **2 Storey w/Bsmt. / End Unit** Total Parking: **Covered Parking:** **2**  
 Construction: **Frame - Wood** Parking Stall #: **63, 64** Parking Stall Owned:  
 Foundation: **Concrete Perimeter** Parking Access:  
 Exterior: **Wood / Other** Parking Facilities: **Garage: Underground**  
 Rain Screen: **Yes** Dist to Public Trans: **NEAR** Dist to School/Bus: **NEAR**  
 Type of Roof: **Other** Units in Development: **No** Total Units in Strata:  
 Renovations: **Reno Year:** Locker #: **Locker #:**  
 Flooring: **Hardwood / Tile / Wall/Wall/Mixed** Possession: **Freehold Strata**  
 Water Supply: **City/Municipal** Title to Land: **Registered Owner**  
 Heat/Fuel: **Baseboard / Forced Air / Radiant** Seller's Interest: **Registered Owner**  
 No. of Fireplaces: **1** R/I Fireplaces: **Mortgage Info:** **0 -**  
 Fireplace Fuel: **Gas - Natural** Property Disclosure: **/ Yes**  
 Outdoor Area: **Balcony(s)/ Patio(s) or Deck(s)** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
 Mngmt Co/Phone: **STRATAWEST / 604-904-9595**  
 Mo. Maint Charge: **\$205.99**

Maint Charge Incl: **Gardening, Garbage Pickup** PID:  
 Legal:  
 Amenities: **In Suite Laundry**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'10 X 12'9						
Main F.	Dining	12'10 X 6'6						
Main F.	Kitchen	10' X 9'6						
Main F.	Nook	9' X 5'1						
Above	Master Bedroom	12'6 X 11'						
Above	Walk-In Closet	9'3 X 7'3						
Above	Bedroom	11'2 X 10'2						
Below	Bedroom	12' X 10'6						
Below	Storage	12' X 6'						

**Floor Area (SqFt):** Total # Rooms: **9** **Bathrooms**  
 Finished Floor Area Mains: **663** Finished Levels: **3** 1 **2 Piece; Ensuite: N; Level: Main F.**  
 Finished Floor Area Up: **621** Basement Area: **Fully Finished** 2 **4 Piece; Ensuite: Y; Level: Above**  
 Finished Floor Area Down: **0** Bsmt Height: 3 **4 Piece; Ensuite: Y; Level: Above**  
 Finished Floor Area Bsmt: **404** Restricted Age: 4 **3 Piece; Ensuite: Y; Level: Below**  
 Total Finished Floor Area: **1,687** # Pets: Cats: Dogs: **1: Cats: Yes; Dogs: Yes** 5  
 Unfinished Floor Area: **0** # or % Rentals: 6  
 Grand Total Floor Area: **1,687** 7  
 8

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

**Impeccable end unit in Craftman Estates built by award winning Brody Development. This townhouse is in a highly sought after complex and has everything you would expect including upgrades such as designer paint, hardwood floors, stainless appliances, BBQ, gas hook-up off the kitchen deck. The amazing property contains a patio, an internal storage room and direct access to 2 parking stalls out the basement door. The outside areas have a nice abundance of plants and shrubs, making it a pleasant place to come home to. Walking distance to the new Lynn Valley Town Centre and other convenient amenities. Located at the far side of the development away from Mtn Hwy. Hurry, these units don't last.**