



**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



## #210 – 843 22<sup>nd</sup> Street Offered at \$899,000

This gorgeous Southwest corner unit offers 2 bedrooms, 2 bathrooms and 1,016 sq. ft. of living space with partial ocean views. Completely renovated with wide plank oak hardwood floors, beautiful new kitchen with stainless steel appliances and a cozy gas fireplace. Tudor Gardens is a 55+ building just steps to the Rec Centre, Seniors Centre and a short walk to the library and seawall.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd  
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8  
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**Active** **210 843 22ND STREET** Residential Attached  
**R2446119** West Vancouver **\$899,000 (LP)**  
 Board: V Dundarave **(SP) M**  
 Apartment/Condo V7V 4C1



Sold Date: Frontage (feet): Original Price: **\$899,000**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1992**  
 Depth / Size (ft.): Bedrooms: **2** Age: **28**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM3**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,295.50**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$629.16** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **017-802-041**  
 Mgmt. Co's Name: **Ascent Real Estate Management** Tour:  
 Mgmt. Co's Phone: **604-431-1800**  
 View: **Yes: partial water view**  
 Complex / Subdiv: **Tudor Gardens**  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: <b>1 Storey, Corner Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Side</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Brick, Stucco, Wood</b>	Reno. Year: <b>2019</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>
Foundation: <b>Concrete Perimeter</b>	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Rain Screen:	Metered Water:	Title to Land: <b>Freehold Strata</b>	
Renovations: <b>Completely</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>1</b>	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Gas - Natural</b>		Fixtures Rmvd: <b>No</b>	
Fuel/Heating: <b>Natural Gas, Radiant</b>		Floor Finish: <b>Hardwood</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Snow removal**  
 Legal: **STRATA LOT 20, PLAN LMS404, DISTRICT LOT 554, 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 1**

Amenities: **Elevator, In Suite Laundry**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 11'10			x			x
Main	Dining Room	10'3 x 9'5			x			x
Main	Kitchen	11'1 x 7'10			x			x
Main	Master Bedroom	12'7 x 11'0			x			x
Main	Bedroom	11'1 x 10'0			x			x
Main	Foyer	15'5 x 4'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,016</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: <b>55+</b>			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,016 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Age Restrictions, Pets Not Allowed, Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,016 sq. ft.</b>				7				
				8				

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)**

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



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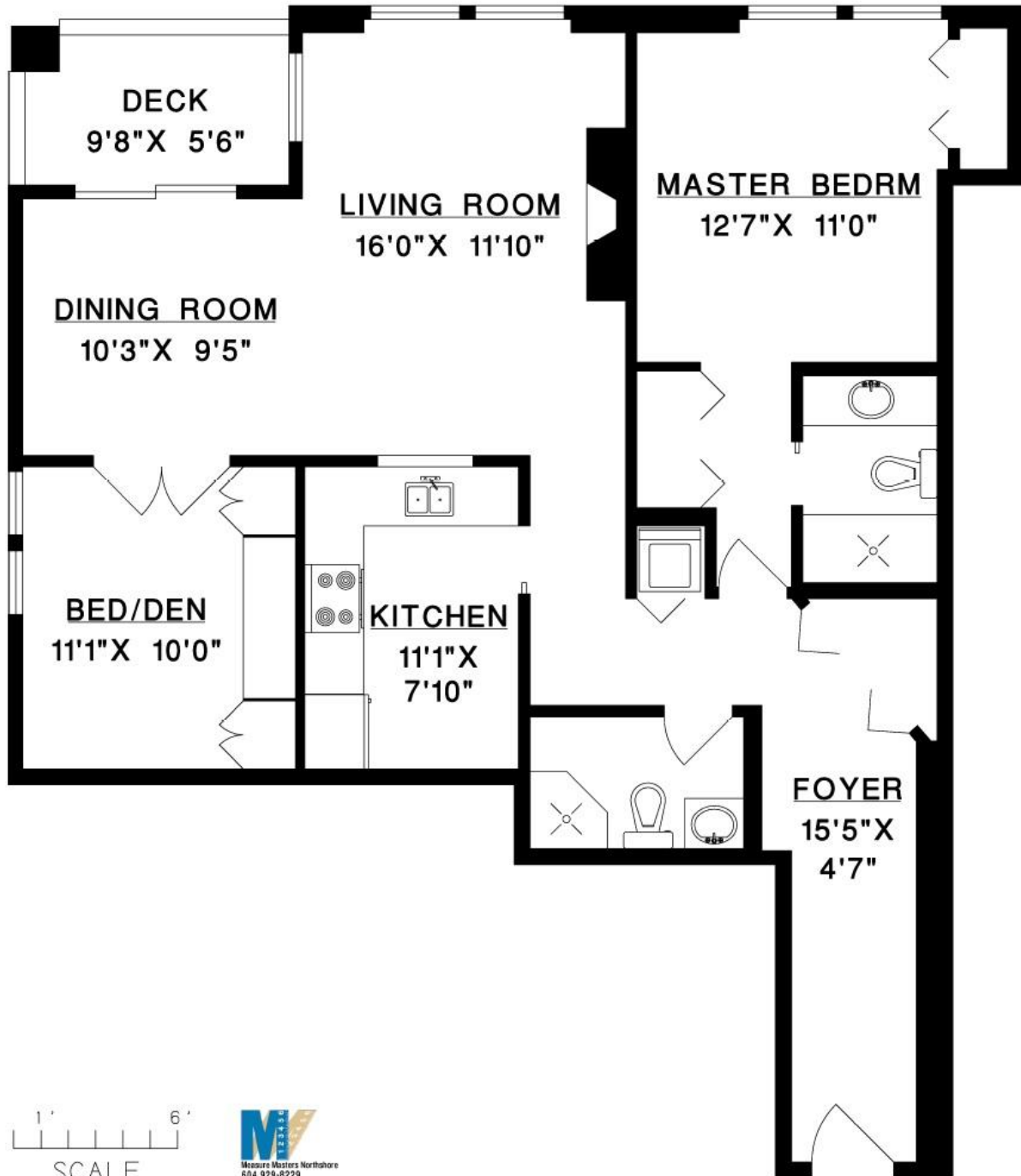


**ERIC CHRISTIANSEN**  
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.  
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.\*  
\* Based on M.S. houses sold  
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#210 - 843 22ND STREET  
WEST VANCOUVER

**TOTAL 1,016 SQ.FT.**

DECK 56 SQ.FT.



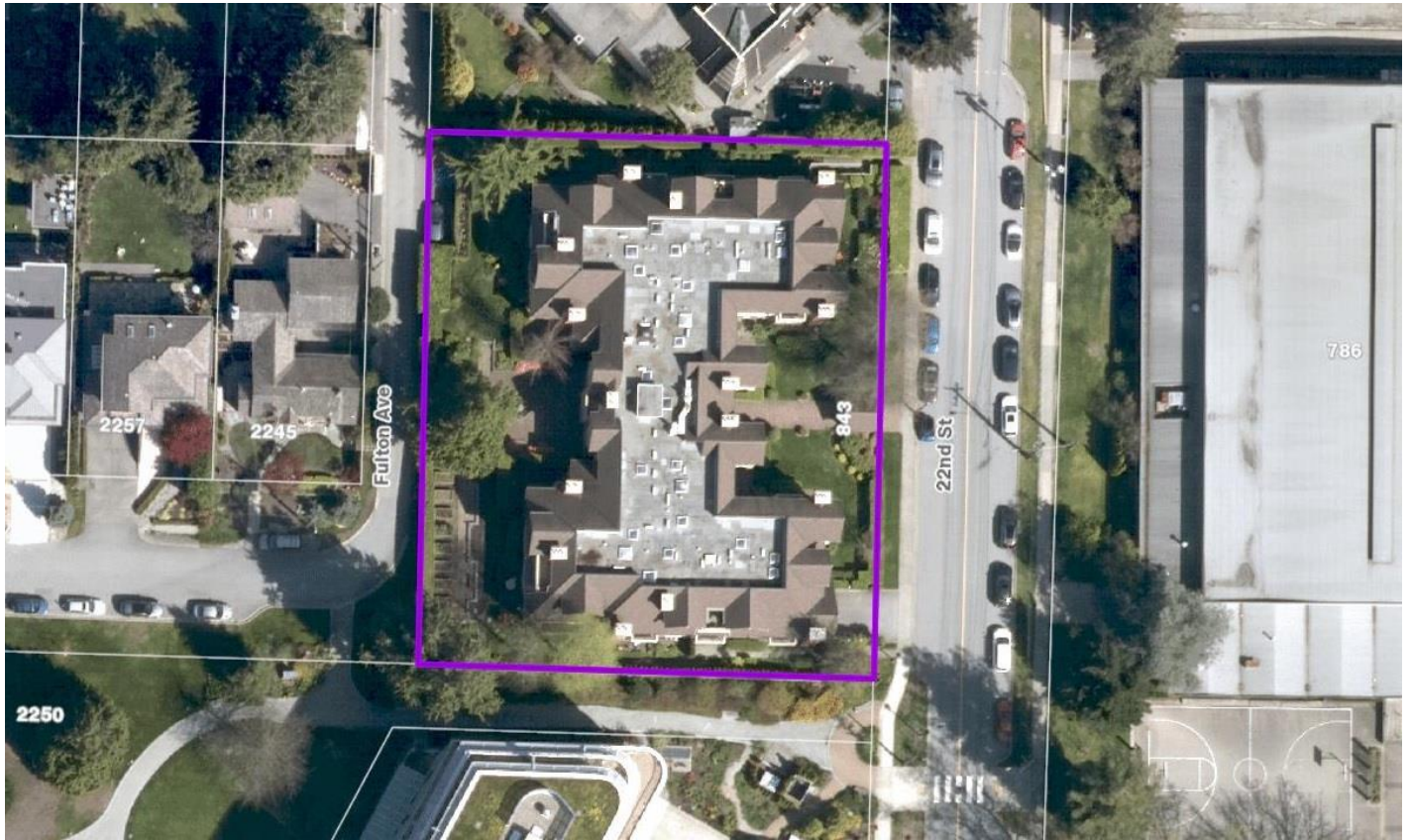
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