

793 Premier Street Offered at \$1,499,000

This stunning townhouse, nestled in an exclusive 12-unit complex, provides an excellent alternative to a detached house. Boasting 3 bedrooms, 3 bathrooms, and 1,516 sq. ft. of living space, it features a spacious two-level open layout. The main floor encompasses a sizable living/dining room with a gas fireplace, a kitchen showcasing a large island that seamlessly connects to the family room and breakfast nook. Notable features include hardwood floors, radiant heat, and a generous back patio off the kitchen, ideal for entertaining and barbecuing. Conveniently located near some of North Vancouver's premier outdoor amenities.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R2892407

Board: V

Townhouse

793 PREMIER STREET

North Vancouver

Lynn timer

V7J 2G7

Residential Attached

\$1,499,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,499,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1996**
 Frontage(feet): Bathrooms: **3** Age: **28**
 Frontage(metres): Full Baths: **2** Zoning: **RM3**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$5,542.33**
 Sq. Footage: **0.00** P.I.D.: **023-330-732** For Tax Year: **2024**
 Flood Plain: Tax Inc. Utilities?:
 View: Tour: **Virtual Tour URL**
 Complex / Subdiv:
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2020**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 3, PLAN LMS2292, DISTRICT LOT 612, 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: **In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **786**
 Finished Floor (Above): **730**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,516 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,516 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **9**

Units in Development: **12** Tot Units in Strata: **12** Locker: **No**
 Exposure:
 Mgmt. Co's Name: **Self Managed** Storeys in Building:
 Maint Fee: **\$297.61** Mgmt. Co's #:
 Maint Fee Includes: **Garbage Pickup, Management, Sewer, Water** Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: Cats: **Yes** Dogs: **Yes**
 # or % of Rentals Allowed:
 Short Term (<1yr) Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'4 x 12'0	Above	Bedroom	9'11 x 9'7	1	Main	2	No
Main	Dining Room	12'0 x 10'1			x	2	Above	4	Yes
Main	Kitchen	10'5 x 10'1			x	3	Above	4	No
Main	Eating Area	13'3 x 7'6			x	4			
Main	Family Room	10'9 x 9'11			x	5			
Above	Primary Bedroom	12'9 x 10'11			x	6			
Above	Walk-In Closet	8'11 x 5'2			x	7			
Above	Bedroom	11'5 x 9'11			x	8			

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

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



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793 PREMIER STREET
NORTH VANCOUVER

MAIN FLOOR 786 SQ.FT.

UPPER FLOOR 730 SQ.FT.

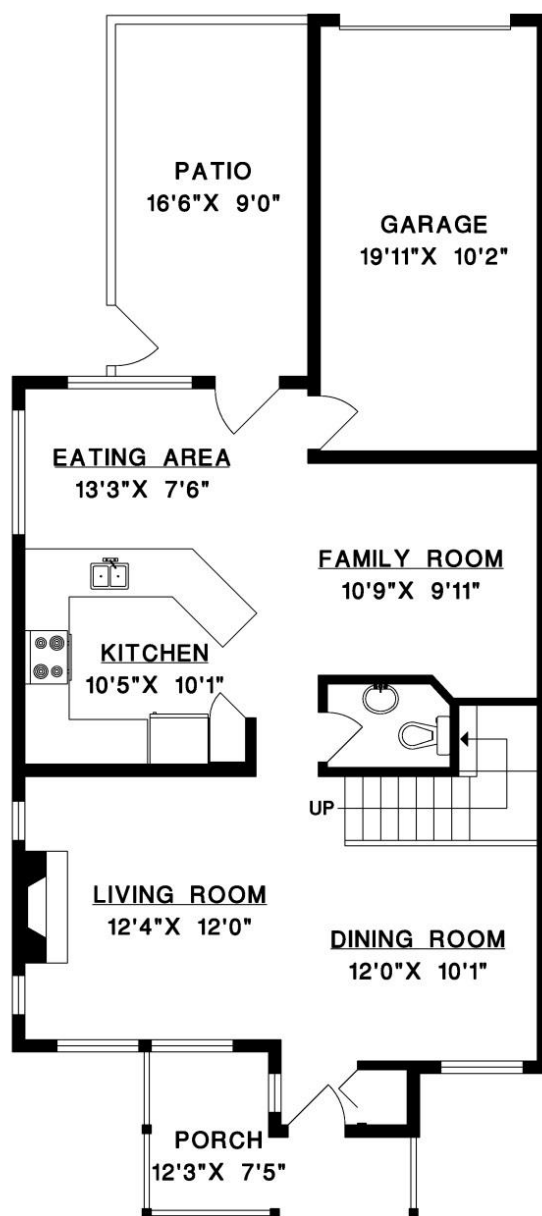
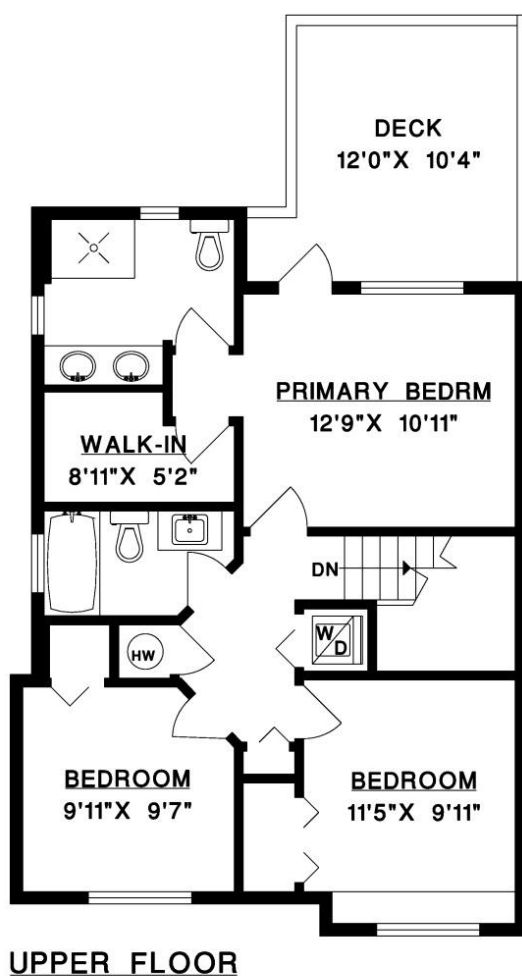
TOTAL 1,516 SQ.FT.

GARAGE 225 SQ.FT.

DECK 142 SQ.FT.

PATIO 160 SQ.FT.

PORCH 71 SQ.FT.



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793 Premier Street – Updates

- Replaced carpet runner on the stairs (2023)
- Full updated the guest bathroom (2020)
- Upgraded the range to gas and replaced hood fan (2018)
- Expanded back patio with new new fence & pergola (2018)
- Installed pantry room storage drawers (2010)
- Installed hardwood flooring upstairs (2009)
- Installed crown molding & window casings (2007)
- Installed window blinds (2007)
- Refreshed the en-suite bathroom (2006)
- Installed laminate flooring main floor and replaced carpet (2003)
- New counter tops (2003)



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