

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.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R2892407 Board: V Townhouse		793 PREMIER STREET North Vancouver Lynnmour V7J 2G7		Residential Attached \$1,499,000 (LP) (SP)					
		Sold Date:		If new,GST/HST inc?:					
		Meas. Type: Feet		Bedrooms: 3					
		Frontage(feet):		Bathrooms: 3					
		Frontage(metres):		Full Baths: 2					
		Depth / Size (ft.):		Half Baths: 1					
		Sq. Footage: 0.00		P.I.D.: 023-330-732					
		Flood Plain:		Original Price: \$1,499,000					
		View: :		Approx. Year Built: 1996					
		Complex / Subdiv:		Age: 28					
		First Nation		Zoning: RM3					
		Services Connctd: Electricity, Natural Gas, Water		Gross Taxes: \$5,542.33					
		Sewer Type: City/Municipal		For Tax Year: 2024					
		Water Supply: City/Municipal		Tax Inc. Utilities?:					
				Tour: Virtual Tour URL					
Style of Home: 2 Storey		Total Parking: 2		Covered Parking: 1					
Construction: Frame - Wood		Parking: Garage; Single		Parking Access: Lane					
Exterior: Wood		Dist. to Public Transit: Near		Dist. to School Bus: Near					
Foundation: Concrete Perimeter		Title to Land: Freehold Strata							
Renovations: Partly		Property Disc.: Yes							
# of Fireplaces: 1		Reno. Year: 2020		Fixtures Leased: :					
R.I. Fireplaces:		Rain Screen:		Fixtures Rmvd: No :					
Fireplace Fuel: Gas - Natural		Metered Water:		Floor Finish: Laminate, Carpet					
Fuel/Heating: Hot Water, Radiant		R.I. Plumbing:							
Outdoor Area: Balcny(s) Patio(s) Dck(s)									
Type of Roof: Asphalt									
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		Units in Development: 12		Tot Units in Strata: 12					
Finished Floor (Above): 730		Exposure:		Locker: No					
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: Self Managed		Storeys in Building:					
Finished Floor (Below): 0		Maint Fee: \$297.61		Mgmt. Co's #:					
Finished Floor (Basement): 0		Maint Fee Includes: Garbage Pickup, Management, Sewer, Water		Council/Park Apprv?:					
Finished Floor (Total): 1,516 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns							
Unfinished Floor: 0		Restricted Age:		# of Pets:					
Grand Total: 1,516 sq. ft.		# or % of Rentals Allowed:		Cats: Yes Dogs: Yes					
Suite:		Short Term(<1yr)Rnt/Lse Alwd?: No							
Basement: None		Short Term Lse-Details:							
Crawl/Bsmt. Ht: # of Levels: 2									
# of Kitchens: 1									
# of Rooms: 9									
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.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

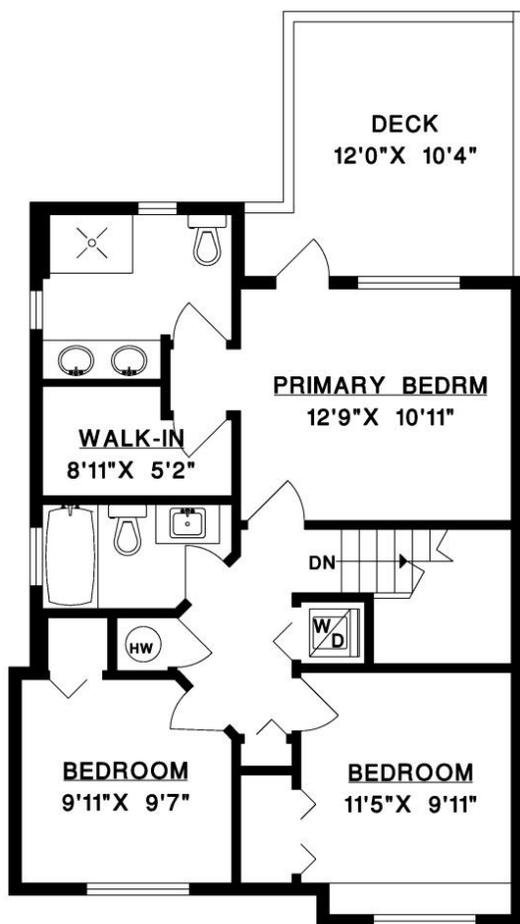
BRG

793 PREMIER STREET
NORTH VANCOUVER

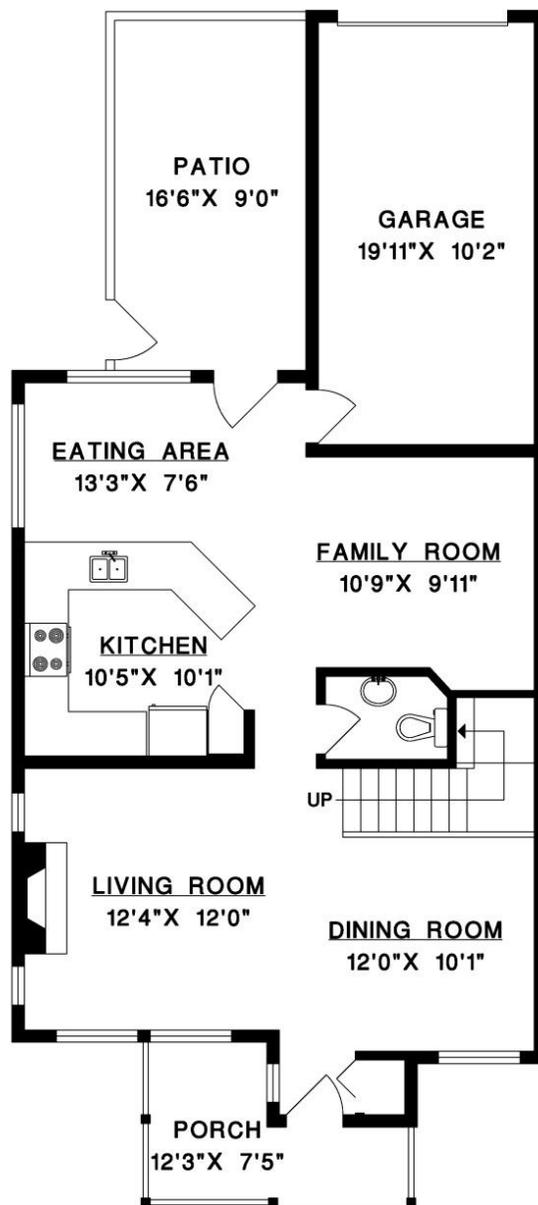
MAIN FLOOR 786 SQ.FT.
UPPER FLOOR 730 SQ.FT.

TOTAL 1,516 SQ.FT.

GARAGE 225 SQ.FT.
DECK 142 SQ.FT.
PATIO 160 SQ.FT.
PORCH 71 SQ.FT.



UPPER FLOOR



MAIN FLOOR



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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 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)



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1