


#1406 – 118 Carrie Cates Court Offered at \$2,698,000

Experience luxury penthouse living at the prestigious Promenade by Polygon. This stunning 3 bedroom, 3 bathroom home offers 1,266 sq. ft. of beautifully designed living space plus an incredible 606 sq. ft. private deck. Take in panoramic views of the North Shore mountains, spectacular sunrises to the East, and sparkling city, harbour and water views to the South. Features include a rare private 2-car garage, concierge service, and outstanding amenities including a fitness centre, outdoor lounge, party room, and more. An exceptional opportunity in one of Lower Lonsdale's premier waterfront communities.



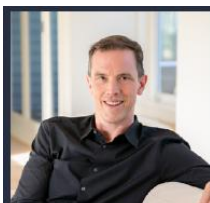
ERIC CHRISTIANSEN
eric@ericchristiansen.com

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

Active R3143447 Board: V Apartment/Condo		1406 118 CARRIE CATES COURT North Vancouver Lower Lonsdale V7L 0B2		Residential Attached \$2,698,000 (LP) (SP) M																																																																																											
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes : city, water & mountain views Complex / Subdiv: Promenade First Nation: Services Connctd: Community, Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal		If new,GST/HST inc?: Bedrooms: 3 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 030-942-527 Original Price: \$2,698,000 Approx. Year Built: 2019 Age: 7 Zoning: CD-671 Gross Taxes: \$8,123.47 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																											
Style of Home: Penthouse Construction: Concrete Exterior: Brick, Concrete, Glass Foundation: Concrete Perimeter Renovations: # of Fireplaces: 0 R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Heat Pump Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Torch-On		Total Parking: 2 Covered Parking: 2 Parking Access: Side Parking: Garage Underbuilding, Garage; Double, Visitor Parking Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: : Fixtures Rmvd: : Floor Finish: Hardwood, Tile		Reno. Year: Rain Screen: Full Metered Water: R.I. Plumbing:																																																																																											
Legal: STRATA LOT 117, PLAN EPS6231, DISTRICT LOT 271, 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: Air Cond./Central, Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Concierge																																																																																															
Site Influences: Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby																																																																																															
Features: Air Conditioning, Clothes Washer/Dryer, Microwave, Oven - Built In, Range Top, Refrigerator, Wine Cooler																																																																																															
Finished Floor (Main): 1,266 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,266 sq. ft. Unfinished Floor: 0 Grand Total: 1,266 sq. ft.		Units in Development: Exposure: East Mgmt. Co's Name: Rancho Management Services Maint Fee: \$800.93 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Sewer		Tot Units in Strata: Locker: Yes Storeys in Building: 14 Mgmt. Co's #: 604-684-4508 Council/Park Apprv?:																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: # of Kitchens: 1 # of Levels: 1 # of Rooms: 8		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details:																																																																																													
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>12'3 x 11'4</td> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>10'10 x 10'0</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>5</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>11'2 x 10'9</td> <td></td> <td></td> <td>x</td> <td>3</td> <td>Main</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>12'3 x 11'9</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Walk-In Closet</td> <td>7'2 x 5'3</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>11'8 x 9'5</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>9'6 x 9'3</td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Laundry</td> <td>7'11 x 5'5</td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Living Room	12'3 x 11'4			x	1	Main	2	No	Main	Dining Room	10'10 x 10'0			x	2	Main	5	Yes	Main	Kitchen	11'2 x 10'9			x	3	Main	3	No	Main	Primary Bedroom	12'3 x 11'9			x	4				Main	Walk-In Closet	7'2 x 5'3			x	5				Main	Bedroom	11'8 x 9'5			x	6				Main	Bedroom	9'6 x 9'3			x	7				Main	Laundry	7'11 x 5'5			x	8			
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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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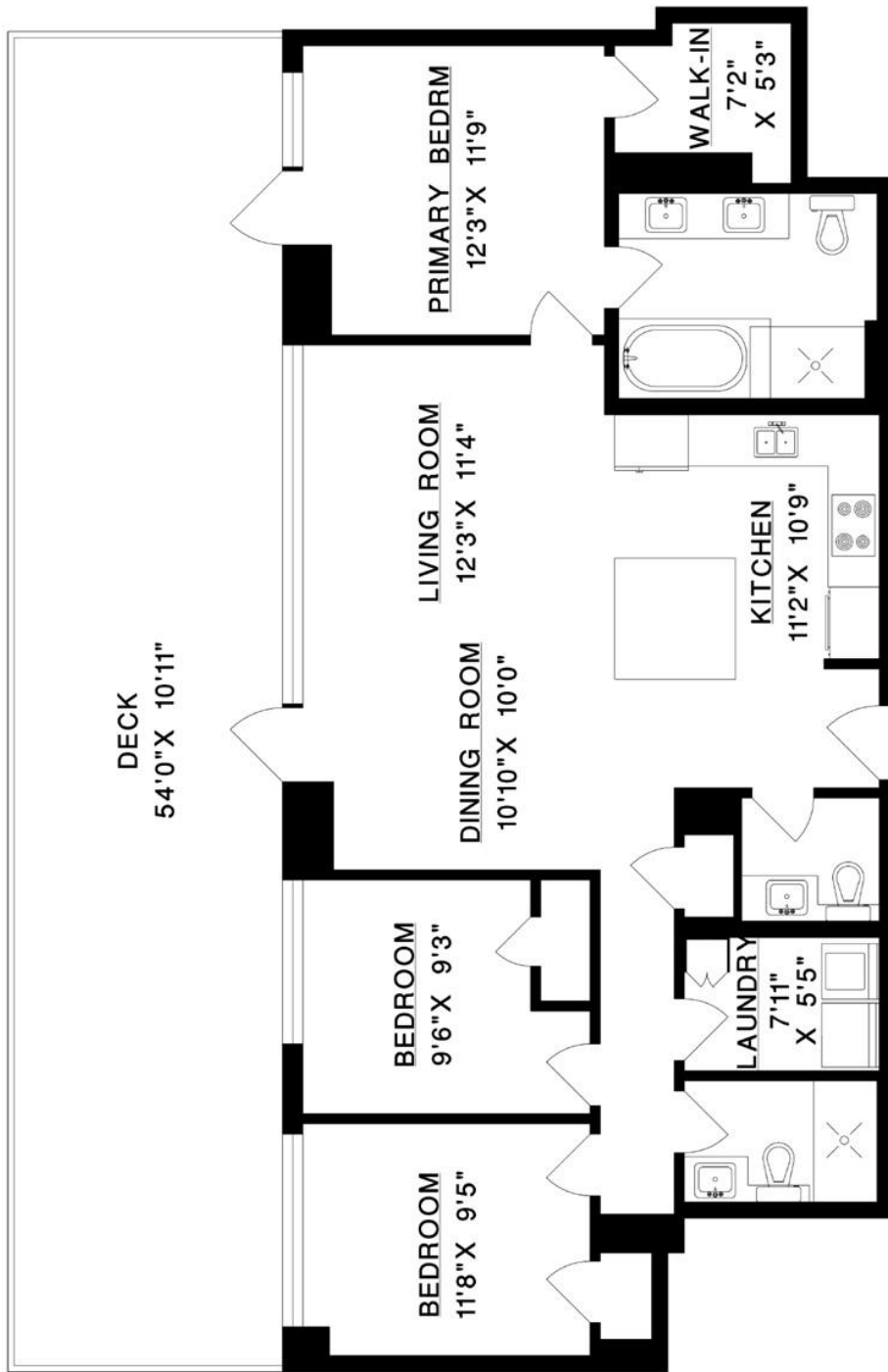
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BRG

#1406 - 118 CARRIE CATES COURT
NORTH VANCOUVER

TOTAL 1,266 SQ.FT.
DECK 606 SQ.FT.



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PROMENADE

FEATURES

LANDMARK LOCATION

- A landmark collection of contemporary apartment residences in the heart of vibrant Lower Lonsdale, directly across from Lonsdale Quay
- Lively retail – including a planned museum dedicated to the history of North Vancouver – on the ground level provides convenience, culture, and vibrancy
- Take in stunning views of the North Shore Mountains and downtown Vancouver's spectacular cityscape
- Architecturally sophisticated design aesthetic
- A combination of metal cladding, brick detailing and signature glass wave balconies create a dynamic exterior
- Step into the stunning lobby featuring marble flooring, sleek wood panelling and glass doors
- Balconies ranging up to 700 square feet serve as wonderful spaces to entertain, relax, and enjoy stunning sunset views
- A landscaped second level podium provides a peaceful oasis to take in vibrant Lower Lonsdale
- Expansive open concept interiors
- Chef's kitchen with marble backsplash, integrated Bosch appliances, wine fridge in some homes, and either an island or eating bar is a place to gather
- Bright, sun-filled homes boast plentiful windows and elegant roller blind coverings
- Spa ensuites include a shower with integrated bench and rain shower head, linen closets, integrated medicine cabinets, and plentiful marble on walls and floors

MODERN INTERIORS

- Come home to a sophisticated suite entry distinguished by a contemporary rift-cut white oak door with polished chrome hardware and a custom entry plaque
- Keep comfortably cool in the warmer months with a fully air-conditioned home
- Recessed lighting in the kitchen and entry area is chic and versatile
- Experience the elegant, airy ambiance created by expansive main living areas

- Walk in style and comfort on premium engineered-wood flooring throughout living spaces, and luxurious wool carpeting in bedrooms
- Enjoy exquisite views and light-filled interiors with expansive, Low-E glazed windows designed to improve energy efficiency
- Entertain friends or unwind with a glass of wine on a generous private deck
- Choose from three professionally selected designer colour schemes to coordinate with your furnishings and décor: White, Light and Dark
- Stay organized with a spacious walk-in or walk-through master bedroom closet in most homes

GOURMET KITCHENS

- Smart, contemporary kitchens inspire culinary adventures and gourmet gatherings
- Choose from three styles of custom cabinetry with polished chrome pulls and enjoy ample and stylish storage
- Sleek engineered stone countertops featuring a modern waterfall edge are complemented by full-height marble tile backsplash
- Enjoy stylish top-quality appliances:
 - Five-burner cooktop
 - Electric wall-oven
 - Built-in speed oven with microwave capabilities
 - Counter-depth refrigerator with integrated cabinet panel
 - Dishwasher fully integrated into the beautiful cabinetry
 - Wine fridge in some homes
- Intelligence is in the details: every kitchen at Promenade at The Quay features soft-touch close cabinetry and drawers, a built-in cutlery drawer, pull-out pantry shelves, a USB electrical outlet, as well as a dual roll-out recycling bin station
- Food preparation and clean-up are a breeze with a Sonetto square-profile double stainless steel sink and a European-style single-lever faucet in polished chrome with integral pull-out spray handle by Grohe



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FEATURES

SPA-INSPIRED BATHROOMS

- Step into an oasis in the master ensuite bathroom which features imported marble floor tiles and floating cabinets
- Pamper yourself with a European-style thermostatic shower system featuring marble wall tiles, a ceiling rain shower head with a handheld wand, a built-in niche for toiletries, and integrated bench seating
- Custom details include a modern vanity with extra accent lighting, square undermount washbasins, and imported engineered stone countertops with matching stone backsplash
- Store your favourite eau de parfum in a convenient integrated medicine cabinet behind a backlit mirror
- Polished chrome widespread faucets add a designer touch
- Conserve water with sleek-profile, dual-flush toilets

THOUGHTFUL CONVENIENCES

- Promenade at The Quay is wired for technology with multiple pre-wired connections for high-speed cable and ADSL, minimum CAT 5e wiring throughout, and cable television outlets in bedrooms and living rooms
- Elegant roller blinds on all windows provide additional privacy
- An in-suite washer/dryer makes laundry easy and convenient
- Stay in shape with Promenade at The Quay's in-building fitness studio

PEACE OF MIND

- Enjoy the added service and security provided by a full time resident manager
- Security access control protects Promenade at The Quay's main entry points, parkade entries, lobbies and other key locations
- Elevator and stairwell lock-off restricts floor access to residents only and protects your privacy
- Digital recording cameras in parkade and lobby deter unwanted activity
- Walk safely through underground parking with bright lighting and emergency alert buttons
- Each suite entry includes a door viewer, lighting and heavy-duty integral locking system with reinforced doorframe
- Hard-wired smoke detectors and monitored fire sprinklers are in all homes and common areas
- Comprehensive Travellers Canada Home Warranty coverage includes:
 - Materials and labour (2 years)
 - Building envelope (5 years)
 - Structural defects (10 years)
- Superior reinforced concrete and steel construction provides outstanding durability for our West Coast climate
- Enjoy dedicated after-sales service by Polygon's renowned Customer Service team

OPTIONS

- A storage locker to stow your belongings (limited quantity)
- A bike locker makes it easy to get out for a ride
- An extra parking stall (limited quantity)



The developer reserves the right to make modifications or substitutions should they be necessary. Any measurements provided are approximate only. The quality residences at Promenade are built by Polygon Promenade at The Quay Homes Ltd. 09/28/16



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