



209-175 EAST 10TH STREET Central Lonsdale, North Vancouver

Spacious two bedroom, two bathroom suite in the conveniently located 'Rutherford Park'. This southwest corner suite offers lots of natural light and 1,044 sq/ft of living space with generous sized rooms, perfect for downsizers with house sized furniture. Offering a practical foyer entrance that leads to a large living room with gas fireplace, dining room, and bright kitchen – all with lots of windows and a lovely treed outlook. The two bedrooms are both ample size including the master bedroom with 4 piece ensuite and second bedroom with built-in murphy bed. Completing the space is a multipurpose enclosed deck ideal as a den, office or sitting room. Includes in suite laundry, a conveniently located storage locker on same floor, and 1 secured parking stall. Rutherford Park has been fully rain screened (under warranty till 2020) and will soon have a new roof (paid for by the current owner). Pets allowed (one dog and one cat). Rentals allowed (max 5). Terrific Central Lonsdale location, situated away from traffic noise, yet steps to all Lonsdale amenities, close to Victoria Park, walking distance to the soon to open Whole Foods, and with easy access to public transit.

Bdrms: 2	Sq/Ft: 1,044	Taxes: 1,955	Parking: #22
Baths: 2	Age: 19	Tax year: 2017	Locker: #14

MAINT. FEE (\$373.17):
Management, Garbage Pickup, Hot Water,
Gardening, Gas Fireplace

INCLUDED ITEMS:
Fridge, Stove, Dishwasher, Washer/Dryer, Blinds

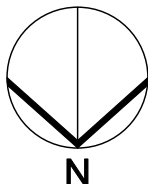
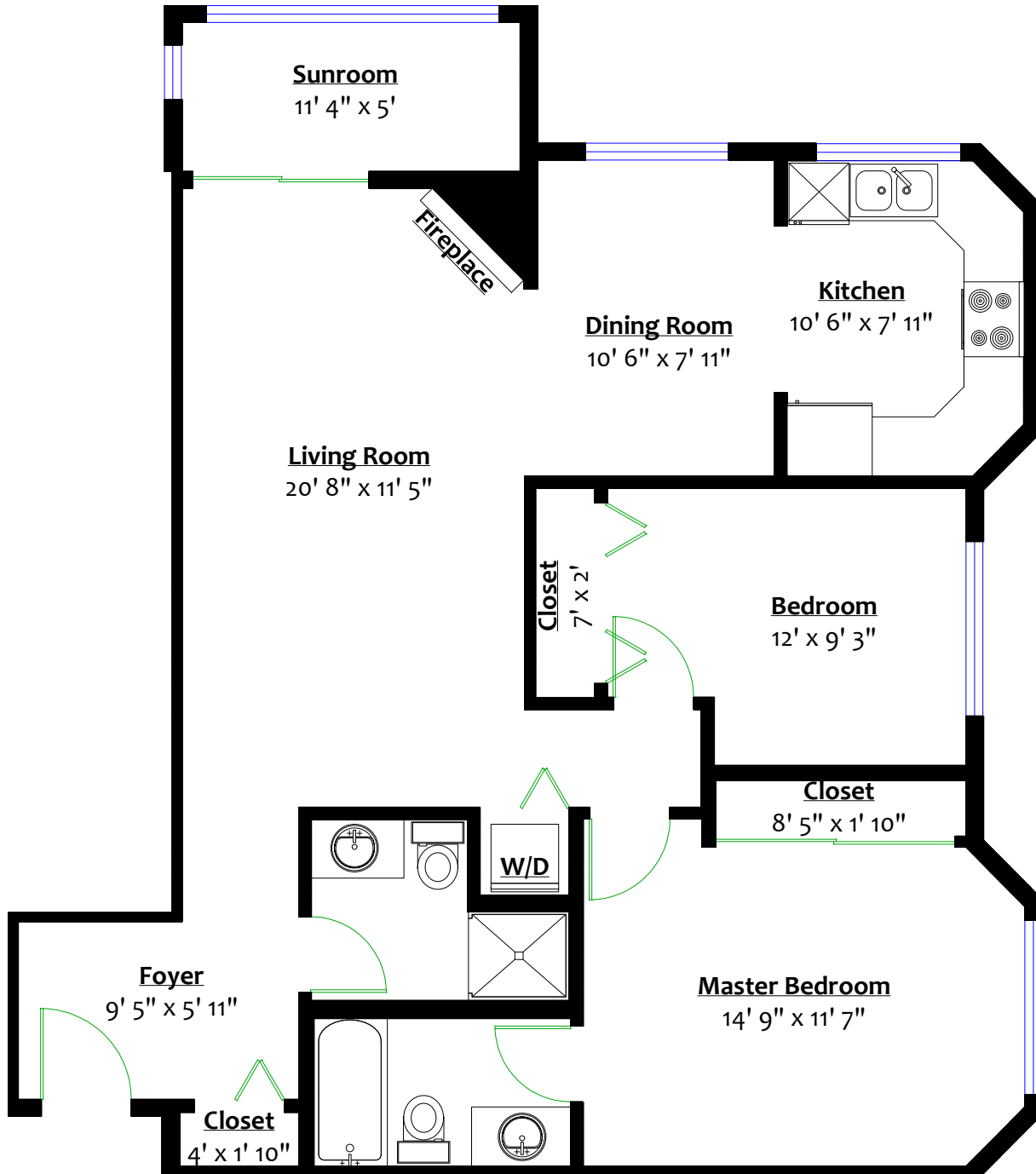
BYLAW RESTRICTIONS:
- Pets allowed w/ restrictions (1 dog, 2 cats, or 1 each)
- Rentals allowed w/ restrictions (max 5)

Listed at \$699,000



Totals**

Main Level: 1,060 sq. ft.



** Approx. based on interior measurements to exterior walls
** Total square footage not taken from original blueprints