



Presented by:
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Active
R2726806
Board: V
Townhouse

8 760 FORSMAN AVENUE
North Vancouver
Lynnmour
V7J 2G6

Residential Attached
\$1,388,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,388,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2021
Frontage(feet):	Bathrooms: 3	Age: 1
Frontage(metres):	Full Baths: 2	Zoning: CD-101
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$5,820.05
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 031-465-480	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: FORSMAN GARDENS		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Laminate**

Legal: **STRATA LOT 5, PLAN EPS4897, DISTRICT LOT 613, 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: **In Suite Laundry**

Site Influences: **Cul-de-Sac, Paved Road, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 594	Units in Development: 8	Tot Units in Strata:	Locker: No
Finished Floor (Above): 638	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 273	Maint Fee: \$302.14	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Gardening, Management		
Finished Floor (Total): 1,505 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,505 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed	# of Pets:	Cats: Dogs:
Suite:	Restricted Age:		
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 3	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1 # of Rooms: 7	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'4 x 11'6			x	1	Main	2	No
Main	Dining Room	14'4 x 7'8			x	2	Above	4	Yes
Main	Kitchen	10'11 x 10'3			x	3	Above	4	No
Main	Den	7'3 x 8'5			x	4			
Above	Master Bedroom	11'8 x 11'9			x	5			
Main	Bedroom	9'6 x 9'6			x	6			
Above	Bedroom	10'2 x 10'2			x	7			
					x	8			

Listing Broker(s): **Royal LePage Sussex** **Royal LePage Sussex**

Welcome to Forsman Gardens this bright newly built family friendly 3 Bed + 2 Den corner unit is located on a quiet CUL DE SAC just steps away from Lynnmour Elementary and priced sharply for today's market. MOVE IN READY & Featuring 3 Beds up with a well laid out open concept floor plan with 4th bed (Den) on main living. Open concept kitchen featuring solid stone counters, gas range, wall oven and exceptional overall finishing throughout. Enjoy a large private fenced yard with a large entertainers wooden deck and an XL attached private GARAGE perfect for all the toys. This one is truly a must see and is a pleasure to show. PUBLIC OPEN HOUSE Sat Oct 1st 2-4pm. See listing agents website for additional photos/floor plans. Call listing agent to view.