

**Active**  
**R3127487**  
 Board: V, Attached  
 Apartment/Condo

**202 1675 LIONS GATE LANE**

North Vancouver  
 Pemberton NV  
 V7P 3B4

**\$599,000** (LP)  
 (SP)



DOM: **2** List Date: **5/25/2026** Expiry Date: **11/25/2026**  
 Prev. Price: **\$0** Original Price: **\$599,000** Sold Date:  
 Meas. Type: Frontage (feet): Approx. Year Built: **2022**  
 Depth/Size: Frontage (metres): Age: **4**  
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **CD-81**  
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$2,198.76**  
 Exposure: **South** Full Baths: **1** For Tax Year: **2025**  
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**  
 P.I.D.: **031-844-642** Council Apprv?: **No** Maint. Fee: **\$455.27**  
 View: **Yes: City, N.Shore Mtns., Sunsets** Tour: **Virtual Tour URL**  
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Mgmt. Co #: **855-273-1967**  
 Complex / Subdiv: **PARK WEST**  
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,**  
 Sewer Type: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Concrete**  
 Exterior: **Aluminum, Concrete, Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full**  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **None**  
 Fuel/Heating: **Heat Pump**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground** Locker: **Yes**  
 Dist. to Public Transit: **1/2 block** Dist. to School Bus: **1/2 block**  
 Units in Development: **259** Total Units in Strata: **259**  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **STRATA LOT 6, PLAN EPS8807, DISTRICT LOT 764, 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, Exercise Centre, Garden, Guest Suite, In Suite Laundry, Pool; Outdoor, Recreation**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Pantry, Range Top, Refrigerator, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 7'10			x
Main	Dining Room	12' x 5'1			x
Main	Kitchen	11'9 x 12'			x
Main	Primary	11' x 9'3			x
Main	Foyer	9'1 x 6'			x
					x
					x
					x
					x
					x
					x

Finished Floor (Main): <b>580</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>580 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Door Ht:
Grand Total: <b>580 sq. ft.</b>	Basement: <b>None</b>			6				
				7				
				8				

List Broker 1: **Sutton Group-West Coast Realty - Office: 604-714-1700** List Broker 2: **Sutton Group-West Coast Realty - Office: 604-714-1700**  
 List Broker 3:  
 List Desig Agt 1: **Ann Lok - Phone: 604-767-0959** **annlokvancover@gmail.com** Appointments: **Touchbase**  
 List Desig Agt 2: **Jasmine Hiu Shan Hui PREC\* - Phone: 604-725-6693** 3: **TOUCHBASE OR TEXT ANN**  
 Sell Broker 1: **Touchbase**  
 Sell Sales Rep 1: **2:** **3:** Phone: **604-767-0959**  
 Owner: **CHIA-JUNG CINDY CHIANG**  
 Commission: **3% ON THE FIRST \$100,000.00 PLUS 1.1625% ON THE BALANCE**  
 Occupancy: **Owner**

Realtor Remarks: **156 sqft south facing patio for garden lovers. MINT CONDITION. First Showings: OPEN HOUSE SAT/SUN MAY 30th & 31st 2-4PM. Offers presentation Tuesday, June 2nd 6 PM (DRPOO in Docs). All measurements by ISHOT.CA Parking (Step 2 EV ready outlet) #399 & Locker P3-08 #240. Some rooms are V-staged.**

**RARE to have THREE World-class cities just minutes away. Here at Park West, you are at the center to the BEST recreation, leisure, cuisine & entertainment to fill your day just a short walk, hike, run, bike, bus-ride away. Within a 10 mins radius, you can ski, shop, golf, swim, skate, hike & Happy Hour at Ambleside Village & beaches, Shipyards & Lonsdale markets & eateries, Downtown Vancouver. Start with this Garden Patio Lover's dreamy bright & modern home featuring 156 sqft private patio for bbq'ing & sun-soaked lounging, AIR CONDITIONG, a premium Miele Chef's kitchen w/ 5-burner gas stove, quartz counters & waterfall island, Italian-inspired wood cabinetry, wide planked HRDWD floors, MINT condition, designer elegance thruout. Resort Amenities O/D pool, hottub, gym, clubhse, yoga & more.**