

A Perfect Location

just 10km or 20 mins from downtown - read more below



Only a minutes walk from the shops and services of Central Lonsdale and a short 10km drive to down-town Vancouver makes this town home perfect for busy professionals Also an ideal family home, with some of the best schools on the North Shore only minutes away. Enjoy a short commute, and an afternoon stroll along Grand Boulevard in a location that is fast becoming a choice location, and a genuine hot-spot in greater Vancouver.

Walk to:

Public Transport	1 min
Lions Gate Hospital - Incuding E/R	1 min
Central Lonsdale - shops, restaurants, banks & services	2 min
Grand Boulevard Park	3 min
Mahon Park	5 min
Gym & Rec Center	10 min
Queensbury Elementary School	10 min
Lonsdale Quay - Seabus	20 min

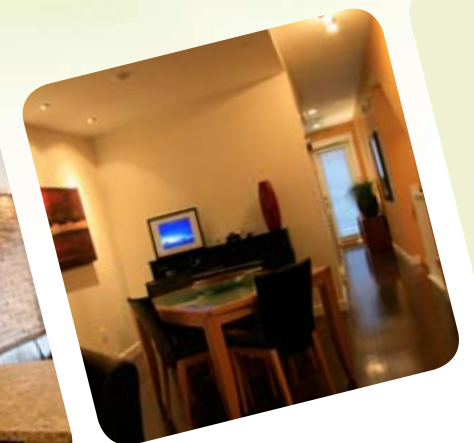
Drive to:

Central Lonsdale - shops, restaurants, banks & services	1 min
Highway 1 - Trans Canada	2 min
Lonsdale Quay	5 min
Capilano Shopping Mall	5 min
Lions Gate Bridge	10 min
Stanley Park	15 min
Downtown Vancouver	20 min
Whistler	90 min



Call Cal Pye: 604.649.5585

B C C O N D O S . N E T



FOR SALE

313 - EAST 15TH STREET - NORTH VANCOUVER

3 Bedroom - 3 Full Bathroom - 1508 s.ft Luxury Townhome



Welcome to 313 East 15th Street North Vancouver

This brand new luxury townhome in the heart of central Lonsdale offers luxury and lifestyle at exceptional value. This home offers private steet level entry, direct access to **two car underground parking stalls**, plus luxury living over 3 floors. The Central Lonsdale area of North Vancouver is becoming **one of the most desirable locations in Greater Vancouver**, with its close proximity to the city, and a world of activities right at the doorstep. The North Vancouver property market continues to show positive momentum making this townhome a sound investment in a true growth area.

Exceptionally Well Priced at \$699,000



Standard Luxury Features

- radiant heated floors on main level
- granite counter tops in kitchen and bathrooms
- stainless steel appliances
- gourmet gas range with overhead microwave
- built in water filtration system
- 9 foot ceilings on lower and main floors
- valuted ceiling in master bedroom
- wired for surround sound
- 2 full walk in showers and deep soaker tub
- direct access to 2 underground parking spaces

built in 2008
the home is
fully covered
by a 2-5-10
Warranty



Gourmet Kitchen

A chefs delight ! - this spacious luxury kitchen offers every convenience. Premium gas range, overhead microwave, stainless steel fridge and ultra-quiet dishwasher. Solid granite counters, under mount sink, built in water filtration, industrial garburator and halogen counter lighting are but few of the conveniences. Plus enjoy the delight of heated solid hardwood floors and beautiful south facing french doors.



Custom Upgrades

- solid real hardwood upgrades throughout main floor, kitchen and lower floor bedroom
- upgraded 100% real wool carpet
- custom recessed halogen lighting throughout
- smarthome home automoaation system including dimmers on all main level lights
- custom brick masonry in kitchen/family room
- premium ducted vacuum system
- fully installed security system including motion and door / window sensors
- 2nd parking spot - giving you 2 direct-access underground parking stalls
- spectacular walk in closet - custom built with every conceivable upgrade and accessory
- designer paint throughout
- high-end front loading washer and dryer



Luxury Living

Quality and luxury abound, from the magnificent fire place to the professionally designed custom lighting this is a townhome above the average. Enjoy flexible living spaces, featuring both a living room and family room - fully wired for surround sound. Offering both north and south exposure, french doors, radiant floor heating, 9 feet ceilings, and a vaulted master bedroom - luxury abounds.



Floor Plan

Offering **over 1500 square feet of living space** this unique floor plan is as flexible as it is spacious. The basement (with bright above ground windows) can be readily used as either a full 3rd bedroom, or a perfect media or games room. The basement also features a full 3rd bathroom, full laundry room, and cavernous storage - plus direct access to the secured underground parking with 2 private stalls. The main floor offers the luxury of separate living and family rooms, plus a centrally located kitchen perfect for entertaining. The south facing patio is ideal for outdoor living with ample room for BBQ and private garden. The upper floor enjoys beautiful views of the North Shore mountains from the spacious master bedroom. The custom walk-in closet is a central feature as are the 2 full luxury bathrooms offering a walk-in-shower and a deep soaker tub.



Premium Extras

During construction the owners made numerous custom upgrades to this unique townhome. Including an enormous walk-in luxury closet by california closets and hand-placed brick masonry in the family room. The lighting is fully automated by Smarthome® with dimmers throughout. The main floor and basement features premium solid hardwood floor that is unique to this home.



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North Shore Avondale Residences on St Andrews

North Vancouver Condominiums and Townhomes will be situated at St Andrews Street between 14th and 15th Avenue. The North Vancouver Avondale on St Andrews condo homes and townhouses will be at the center of it all.

Kevin Mullen Condos|Lofts www.IdealCityLiving.com

Need help navigating this market? Work with the expert | 612.581.8969

Condos at The Beacon afirealestate.com/buildings/beacon

Luxury units available Fantastic views, great location

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NORTH VANCOUVER

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[Condos](#)
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[Lower Lonsdale](#)
[Orchard Terrace](#)
[The Shore House](#)

[Family Oriented North Vancouver Townhome for Sale in Central Lonsdale](#)

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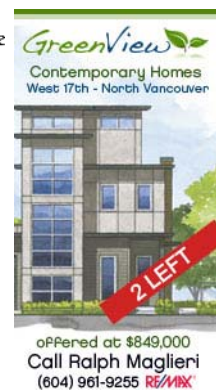


IDEAL FAMILY TOWNHOME IN CENTRAL LONSDALE NORTH VAN FOR SALE!



> [Click Here for Online Brochure](#) <

If you are looking for a townhome or condominium suite that is close to the water, mountains and bustling vibrant city of North Vancouver, the Avondale on St. Andrews on the North Shore will deliver you just that.



Lower Lonsdale
[Premiere at The Pier](#)
[Esplanade & Esplanade](#)
[West Condo Towers](#)
[Landing at the Pier](#)
[Pinnacle Residences](#)
[and Condo Hotel](#)
[Atrium West and Atrium](#)
[East at the Pier](#)
[Site 8 Waterfront](#)

Central Lonsdale
North Vancouver
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[The West of Central](#)
[Lonsdale Townhomes](#)
[Alina CityHomes](#)
[Condos, Townhomes](#)
[CELO Central Lonsdale](#)
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[Addison Upper](#)
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[Seasons WEST at](#)
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[Raven Woods](#)

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Communities
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[Properties](#)
[NoMa North of Marine](#)
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Real Estate

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SOLD! New North Vancouver Avondale Condos for Sale in Central Lonsdale
 Email Neil/Mike at northvancondos@gmail.com for more information.
MLS®: V692525 and MLS®: V692530: Listed by Calvin Pye and Michelle Rogers

Be part of the success story which had this **Avondale Homes** North Vancouver condo and townhome real estate project on front pages of newspapers & magazines. These wheelchair accessible ground level North Van Condo units will be ready for you by July 2008. They are available at an **INCREDIBLE PRICE via ASSIGNMENT**. These North Van condos won't last long!

SOLD! Assignment Price:

- Listed: \$539,900 (Unit #107) and \$549,900 (Unit #108)
- Funds Required: Approximately \$100,000 (less than 20% down!)



It is a continuing effort to meet the challenge of product improvement, we reserve the right to modify plans, specifications and prices without prior notice. All activities are an artist's conception and are intended as general reference only. Details floor plan are based on the architectural drawings and are approximate. Final, furnished order may differ. Please refer to the Disclosure Statement for specific offering details. E & C 02

The Avondale SOLD! Condo Homes For Sale:

- St. Andrews and East 15th, just 2 blocks from Lonsdale Avenue
- Floorplan H - first condo floorplan to sell-out (in 1 day)
- 2 bedrooms plus den; 2 full bathrooms
- 2 underground secure parking stalls
- over 900 sqft interior space & large entertainment style patio ~ 250 sqft
- overheight 9' ceilings (only in ground floor units)
- wheelchair friendly (only ground floor along St. Andrews)
- street level entry (only ground floor along St. Andrews)
- cypress colour scheme
- completion expected to be July 2008

Condo Upgrades:

- 2 parking stalls (underground) - only 4 condo units have 2 parking
- security alarm system - wired and installed
- real hardwood floors in dining and living rooms (NOT laminate)
- granite countertops and stainless steel appliances

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[and Trends, North Vancouver](#)
[Rental Apartments, Condos for](#)
[Rent, Central Lonsdale Re-](#)
[Zoning, Lower Lonsdale](#)



Other Avondale Condo Features:

- in-floor radiant heating throughout condo
- water purification system
- 100% BCF nylon carpeting
- electric fireplace
- large kitchen with island
- washer/dryer rough-in
- window coverings



Great Location of Avondale Homes in Central Lonsdale:

- 2 blocks from Central Lonsdale
- shopping, groceries, banks, dining, bars, entertainment
- medical clinics, Lions Gate Hospital
- community centres, parks, schools
- public transportation (bus stop just outside)
- family, couple/singles and retired oriented community

* This represents a much better deal than any other new Central Lonsdale condo!

Email Neil/Mike at northvancondos@gmail.com for more information. No matter where you buy a home, all [new homes](#) must be inspected for different things that can be in the home like [Radon Inspection](#) and [Termite inspections](#). Many times [home inspections](#) are the difference in how much a [new home](#) is worth.

Ideal North Vancouver location for the Avondale Condominium Townhouses

With the North Shore mountains at your backdoor and the water of the Burrard Inlet just minutes away, the North Vancouver Avondale Condominiums and Townhomes/town houses will be situated in a lush West Coast forest setting that park like landscaping, boutiques, restaurants and services on central Lonsdale. A district community that is growing up with retail and residential real estate developments, the Lonsdale district of North Vancouver will welcome the Avondale on St Andrews residence condos and townhomes to this growing city. Central Lonsdale, after a decade of running down and few real estate developments, is burgeoning and fast becoming one of the trendiest and most convenient districts in all of Greater Vancouver.

Why should you choose the Avondale Townhomes and Condos in North Vancouver?

Located in the Central Lonsdale area of North Vancouver, Avondale on St. Andrews Residences is a perfect place for couples and families raising children as it is close to all local amenities such as schools, libraries, medical hospitals, walk-in clinics, shoppings, boutique, restaurants, clubs and cafes. In addition, the Avondale townhomes and condominiums at St. Andrews Street is conveniently situated between Lower Lonsdale where you have the Seabus and Lonsdale Quay as well as Upper Lonsdale area which leads up to the beautiful North Shore Mountains. The North Vancouver Avondale on St. Andrews real estate development will feature Avondale North Shore townhomes and townhouses as well as condominium homes and residences for only a lucky few. A boutique real estate construction property, the North Vancouver Avondale town homes and



condos are now accepting only pre-registrations online at their marketing and sales web site located at <http://www.avondalehomes.ca/>.

The ideal location for young couples and families, as well as individuals and retired people

A neighbourhood of contrasts and of varying lifestyles, the central Lonsdale area of the North Shore is now home to the latest boutique real estate townhome and condominium development called the Avondale on St. Andrews Street in North Vancouver. Featuring many hiking and biking trails as well as ski resorts just minutes away from the residences at Avondale North Vancouver, this development property will provide exquisite town homes and condominium residences in a park-like setting with professional land scaping and lots of greenery that the North Shore is best known for. With a fresh urban living perspective, the North Vancouver Avondale on St. Andrews townhomes residences and townhouse condos will provide great indoor and outdoor living spaces and starting this fall, you will be invited to the opening of the presentation center viewing to purchase your dream townhome or condominium at the Avondale real estate properties on the North Shore. The North Vancouver Avondale condos and townhomes at St Andrews residences will ensure priority sneak peaks at the presentation model suites as long as you pre-register online today at the following web address: http://www.mylaslo.com/Signups/avondale_signup.php. By doing so, you will receive updates and news about the real estate development at the North Vancouver Avondale on St Andrews residences townhomes and condo townhouses on the North Shore.

Brought to the public by Grosvenor property development, investment and fund management group along with Palladium Group real estate development team, the St Andrews residences at Avondale condominiums will feature only thirty five new condo homes as well as forty four new townhouses just east of the Lions Gate Hospital and within the North Vancouver area. Sales will begin this fall. The marking for this real estate development property will be done by a professional marketing team at PaceSetter. The St Andrews Residences at Avondale properties will sell out very quickly as the pre-registrations have been quick and popular.

North Vancouver Avondale at St. Andrews townhomes and condo properties Grand Opening

From a recent email marketing blast outlining the details for the Avondale at St. Andrews grand opening coming March 2007. The North Vancouver Avondale real estate development property will consist of a great selection of North Shore townhomes and Central Lonsdalecondominiums. A Vibrant Mosaic of Life Surrounds You. We are very pleased to announce the upcoming launch of AVONDALE at St. Andrews in North Vancouver. This much anticipated event will commence with the: Grand Opening on March 10th at 12:00 noon. However, if you have pre-registered with us you are encouraged to visit the Central Lonsdale AVONDALE presentation centre on our priority viewing event scheduled for: March 3rd and 4th at 12:00 noon. In order to confirm your invitation to this VIP event, please contact Grace or Fran at North Vancouver AVONDALE at St. Andrews. This VIP event will offer the best selection of homes and are available on a first come, first serve basis. We will be opening our doors at 12:00 noon – don't miss out. Central Lonsdale AVONDALE at St. Andrews condominiums and townhomes has been thoughtfully planned to present a variety of housing choices for all ages and lifestyles. The North Shore is home to Grouse, Cypress and Seymour Mountains, also the names of our fabulous interior colour specifications. Central Lonsdale boasts fabulous shopping offering fresh choices and convenient amenities -- AVONDALE townhomes and condos are in the centre of it all. Condominium prices begin in the low \$300,000s > Townhome prices begin in the high \$400,000s. AVONDALE Central Lonsdale is a collection of spacious three level street front, affordable two level and convenient single level townhomes, with direct access to parking. AVONDALE North Vancouver also offers a limited number of luxurious condominiums ranging from: one, one bedroom and den, two and two bedroom with den homes. We look forward to seeing you on opening weekend. Sincerely, AVONDALE Sales Manager | www.avondalehomes.ca.

Search

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Avondale Attributes

AT THE CENTRE OF IT ALL

- Superb access to all North Shore recreation & entertainment – everything from skiing and golfing to shopping and dining.
- Conveniently central to urban amenities on a tree-lined boulevard only blocks from Lonsdale Avenue.
- Easy access to downtown Vancouver via the Sea Bus or out of the city via the Trans Canada Highway.
- Surrounded by parks and greenways ideal for a gentle stroll after dinner and for the more adventurous, the local mountains are the perfect place for skiing, hiking and biking.

DESIGNED AROUND YOU

- Choose from condominiums or townhomes that range from approximately 600 to 1900 square feet.
- Three exterior colour schemes complement the classic Craftsman architecture.
- Attractive exterior featuring timeless architecture and with detailing that includes bay windows, Hardi siding, stone work, oversized wood trims and long-lasting asphalt shingle roofs.
- Spacious porches, decks or patios invite you to enjoy the fresh air (configurations vary by home).
- Indigenous landscaping throughout common grounds.

WELCOME HOME

- Customize your home with a choice of three colour schemes
 - *Cypress, Grouse and Seymour*
 - *designed by award-winning Portico Design.*
- Dramatic 9 foot ceilings throughout main floor of all townhomes and all ground floor condominiums. Condominiums on the top floor have vaulted ceilings in select rooms.
- Imported porcelain tile entries welcome your guests.
- Luxurious 30oz. plush nylon carpet by Beaulieu.
- Cozy and efficient living room fireplaces with designer surround.
- Custom designed window blinds on all windows.
- Sleek flat panel interior doors with stainless steel levers.

INNOVATIVE KITCHENS

- Elegant and durable tile flooring.
- Choose between three distinctive cabinets each with unique glass inserts and stainless steel polished pulls.
 - *Traditional shaker style*
 - *Contemporary high gloss*
 - *Sophisticated horizontal grain*
- Gold Series stainless steel appliances by Whirlpool:
 - *19 cubic foot Energy Star refrigerator*
 - *Self-cleaning slide-in gas range with electronic controls*
 - *Built-in 1.5 cubic foot microwave/hoodfan combination*
 - *Built-in Energy Star dishwasher*
- Polished double-edge granite slab countertops with full height tile backsplash for easy clean-up.
- Convenient kitchen island (select plans).
- Contemporary ceiling pot and undermount cabinet lighting highlights your culinary innovations.
- Double stainless steel under mount sinks with single lever chrome faucet and pull-out vegetable spray by Blanco.
- Built-in water filtration system.
- In-sink garburator makes cleaning up a snap.

CHIC BATHROOMS

- Deep and relaxing soaker tub with custom tile surround (most homes).
- Elegant ceramic tile flooring.
- Oval porcelain sink and rich chrome faucets and single lever pressure-balanced shower control by American Standard.
- Full width vanity mirror.

GORGEOUS ENSUITES

- Luxurious shower stall with custom tile surround (most homes).
- Stylish and durable imported porcelain tile flooring.
- Granite counter-top and square porcelain sink by American Standard.
- Sleek framed vanity mirror with contemporary light fixture.

CONVENIENCE

- Ample visitor parking.
- Storage lockers (Condominium and “A” series townhomes only), and separate bicycle storage room.
- Hot water in-floor radiant heat in all condominiums and main levels of townhomes.
- Electric baseboard heating in upper floors and basements of townhouses for individual room temperature control.
- Central hot water systems with gas-fired energy efficient boilers.
- Pre-wired for all your Internet needs (Cable and DSL ready).
- Surround sound ready with speaker jacks in living rooms and media rooms (where applicable).
- Telus “Future Friendly” wired to allow for current and future access to Telus digital services.

PEACE OF MIND

- Secured and well lit underground parking, to which many townhomes have direct access.
- Hard-wired smoke detectors.
- Pre-wired for alarm system.
- Regularly scheduled building envelope inspections by Morrison Herschfield, certified Building Envelope Engineers.
- 2/5/10 year New Home Warranty by St. Paul Guarantee
 - *Two-year coverage for materials, workmanship and major systems*
 - *Five-year coverage for water penetration*
 - *Ten-year coverage for structural defects*

OPTIONS AND EXTRAS

- Laminate wood flooring in living and dining room (select plans).
- Carpet upgrade.
- Washer and dryer.
- In-suite security system.
- Additional Cat 5 home networking locations.
- Completion of roughed-in central vacuum system.



FOR SALE

313 - EAST 15TH STREET - NORTH VANCOUVER

3 Bedroom - 3 Full Bathroom - 1508 s.ft Luxury Townhome

NEW

PRICE REDUCED

** genuine value for a luxury townhome
in central lonsdale **

AVONDALE
ON ST. ANDREWS

Quick Facts:

- 1508 Square ft. Townhome
- 3 Bedrooms
- 3 Full Bathrooms
- Living, Dining & Family Room
- 2 Direct-Access Parking Stalls
- Central Lonsdale
- 10km to Downtown
- Less than 1 year - 2-5-10 Warranty



[DOWNLOAD
PDF brochure](#)

A Perfect Place to Call Home...

This brand new luxury townhome in the heart of central Lonsdale offers luxury and lifestyle at exceptional value. This home offers private street level entry, direct access to two car underground parking stalls, plus luxury living over 3 floors. The Central Lonsdale area of North Vancouver is becoming one of the most desirable locations in Greater Vancouver, with its close proximity to the city, and a world of activities right at the doorstep. The North Vancouver property market continues to show positive momentum making this townhome a sound investment in a true growth area.

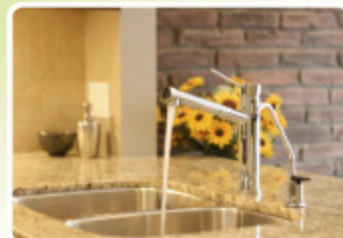


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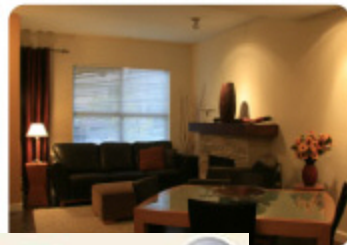
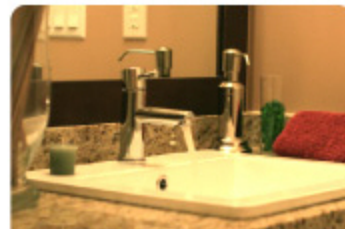
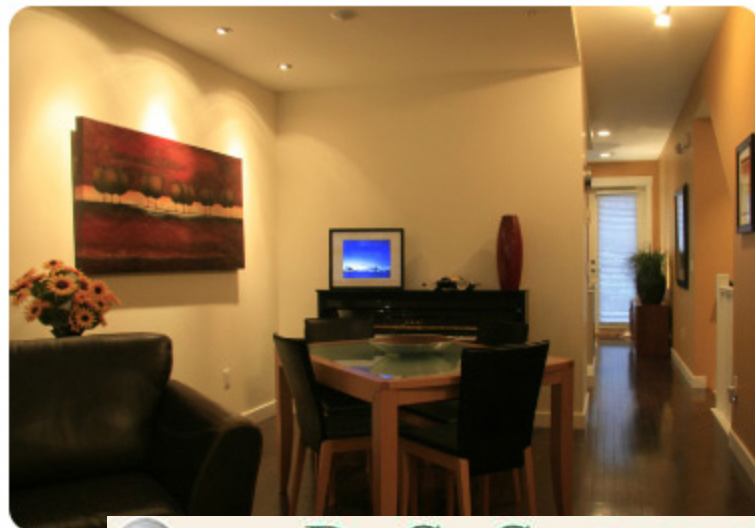
Gourmet Kitchen

A chefs delight ! - this spacious luxury kitchen offers every convenience. Premium gas range, overhead microwave, stainless steel fridge and ultra-quiet dishwasher. Solid granite counters, under mount sink, built in water filtration, industrial garburator and halogen counter lighting are but few of the conveniences. Plus enjoy the delight of heated solid hardwood floors and beautiful south facing french doors leading to a private outdoor patio.



Luxury Living

Quality and luxury abound, from the magnificent fire place to the professionally designed custom lighting, this is a townhome above the average. Enjoy flexible living spaces, featuring both a living room and family room - fully wired for surround sound. Offering both north and south exposure, french doors, radiant floor heating, 9 feet ceilings, and a vaulted master bedroom - luxury abounds.



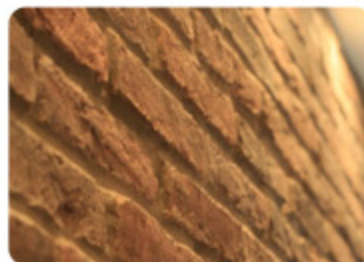
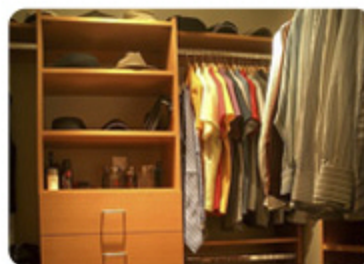
B C C O N D O S . N E T



Upgrades Upgrades Upgrades

During construction the owners made numerous custom upgrades to this unique townhome. Including an enormous walk-in luxury closet by California Closets and hand-placed brick masonry in the family room. The lighting is fully automated by Smarthome® with dimmers throughout. The main floor and basement features premium solid hardwood floor that is unique to this home.

- ✓ solid real hardwood upgrades throughout main floor, kitchen and lower floor bedroom
- ✓ upgraded 100% real wool carpet
- ✓ custom recessed halogen lighting throughout
- ✓ smarthome home automation system including dimmers on all main level lights
- ✓ custom brick masonry in kitchen/family room
- ✓ premium ducted vacuum system
- ✓ fully installed security system including motion and door / window sensors
- ✓ 2nd parking spot - giving you 2 direct-access underground parking stalls
- ✓ spectacular walk in closet - custom built with every conceivable upgrade and accessory
- ✓ designer paint throughout
- ✓ high-end finishes throughout



Luxury Features



[download the full feature list](#)

- radiant heated floors on main level
- granite counter tops in kitchen and bathrooms
- stainless steel appliances
- gourmet gas range with overhead microwave
- built in water filtration system
- 9 foot ceilings on lower and main floors
- valuted ceiling in master bedroom
- wired for surround sound
- 2 full walk in showers and deep soaker tub
- direct access to 2 underground parking spaces
- rain shower in master bath
- external rain water tank to collect fresh water
- full irrigation and landscaping
- under mount sink
- large in-home storage
- solid wood cabinets throughout
- high-efficiency fire place
- built in smoke, CO2 and fire systems



B C C O N D O S . N E T



Floor Plan

3 floors of gracious living



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR

Offering over 1500 square feet of living space this unique floor plan is as flexible as it is spacious. The basement (with bright above ground windows) can be readily used as either a full 3rd bedroom, or a perfect media or games room. The basement also features a full 3rd bathroom, full laundry room, and cavernous storage - plus direct access to the secured underground parking with 2 private stalls. The main floor offers the luxury of separate living and family rooms, plus a centrally located kitchen perfect for entertaining. The south facing patio is ideal for outdoor living with ample room for BBQ and private garden. The upper floor enjoys beautiful views of the North Shore mountains from the spacious master bedroom. The complete master suite includes a walk-in closet and a private bathroom.

Central Lonsdale Location

just 10km or 20 mins from downtown - read more below



Only a minutes walk from the shops and services of Central Lonsdale and a short 10km drive to downtown Vancouver makes this town home perfect for busy professionals. Also an ideal family home, with some of the best schools on the North Shore only minutes away. Enjoy a short commute, and an afternoon stroll along Grand Boulevard in a location that is fast becoming a choice location, and a genuine hot-spot in greater Vancouver.

Walk to:

Public Transport	1 min
Lions Gate Hospital - Including E/R	1 min
Central Lonsdale - shops, restaurants, banks & services	2 min
Grand Boulevard Park	3 min
Mahon Park	5 min
Gym & Rec Center	10 min
Queensbury Elementary School	10 min
Lonsdale Quay - Seabus	20 min

Drive to:

Central Lonsdale - shops, restaurants, banks & services	1 min
Highway 1 - Trans Canada	2 min
Lonsdale Quay	5 min
Capilano Shopping Mall	5 min
Lions Gate Bridge	10 min
Stanley Park	15 min
Downtown Vancouver	20 min
Whistler	90 min

Call Cal Pye today for a Private Showing: 604.649.5585



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