Active
R2217336
Board: V, Detached
House/Single Family

357 W 24TH STREET

North Vancouver
Central Lonsdale
V7M 2C7

$1,479,900 (LP)
(SP)



Days on Market:	**29**	List Date:	**10/25/2017**	Expiry Date:	**10/25/2018**
Previous Price:	**$1,499,900**	Original Price:	**$1,499,900**	Sold Date:	
Meas. Type:	**Feet**	Frontage (feet):	**46.00**	Approx. Year Built:	**1953**
Depth / Size:	**120**	Frontage (metres):	**14.02**	Age:	**64**
Lot Area (sq.ft.):	**5,520.00**	Bedrooms:	**3**	Zoning:	**RS-1**
Flood Plain:		Bathrooms:	**2**	Gross Taxes:	**$4,388.04**
Council Apprv?:		Full Baths:	**2**	For Tax Year:	**2017**
Rear Yard Exp:	**Southwest**	Half Baths:	**0**	Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	**008-224-641**
View:	**:**			Tour:	

Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home:	**2 Storey**		
Construction:	**Frame - Wood**		
Exterior:	**Mixed**		
Foundation:	**Concrete Perimeter**	CSA/BCE:	
Rain Screen:		Reno. Year:	
Renovations:	**Partly**	R.I. Plumbing:	**Yes**
# of Fireplaces:	**2**	R.I. Fireplaces:	
Fireplace Fuel:	**Gas - Natural**		
Water Supply:	**City/Municipal**		
Fuel/Heating:	**Hot Water**		
Outdoor Area:	**Sundeck(s)**		
Type of Roof:	**Asphalt**		

Total Parking: **5** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **DetachedGrge/Carport**

Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes: Dated October 24th, 2017**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **Yes: Chandelier in the dinning room**
Registered:
Floor Finish: **Hardwood, Laminate, Mixed**

Legal: **PL VAP2837 LT 1 BLK 213 DL 544 LD 36**

Amenities: **Garden, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vacuum Blt. In**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions
Main	**Living Room**	**17'2 x 13'8**
Main	**Dining Room**	**8'4 x 10'6**
Main	**Kitchen**	**11'10 x 10'0**
Main	**Bedroom**	**10'3 x 10'0**
Main	**Master Bedroom**	**14'3 x 11'2**
Below	**Laundry**	**17'3 x 11'0**
Below	**Bedroom**	**7'3 x 11'3**
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**1,011**
Finished Floor (Above):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,011 sq. ft.**
Unfinished Floor:	**1,008**
Grand Total:	**2,019 sq. ft.**

# of Rooms: **7**
# of Kitchens: **1**
# of Levels: **2**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Separate Entry, Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	**Above**	**4**	**Yes**
2	**Below**	**3**	**No**
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

List Broker 1: **Royal LePage Sussex - Office: 604-984-9711**
List Broker 2: **Royal LePage Sussex - Office: 604-984-9711**
List Sales Rep 1: **Grant J Gardner PREC* - Phone: 604-990-6468** **info@grantgardner.com**
List Sales Rep 2: **Nicole Cannon PREC* - Phone: 778-989-8784** 3:
Sell Broker 1:
Sell Sales Rep 1: 2: 3:
Owner: **Dave & Cathy Maines**
Commission: **3.22% ON THE FIRST $100,000 AND 1.15% ON THE BALANCE**

Appointments: **Phone Other**
Call: **Janine**
Phone: **604-990-6468**

Occupancy: **Owner**

Realtor Remarks: **All measurements are approximate and should be verified by the buyer. For Appointments email info@grantgardner.com.**

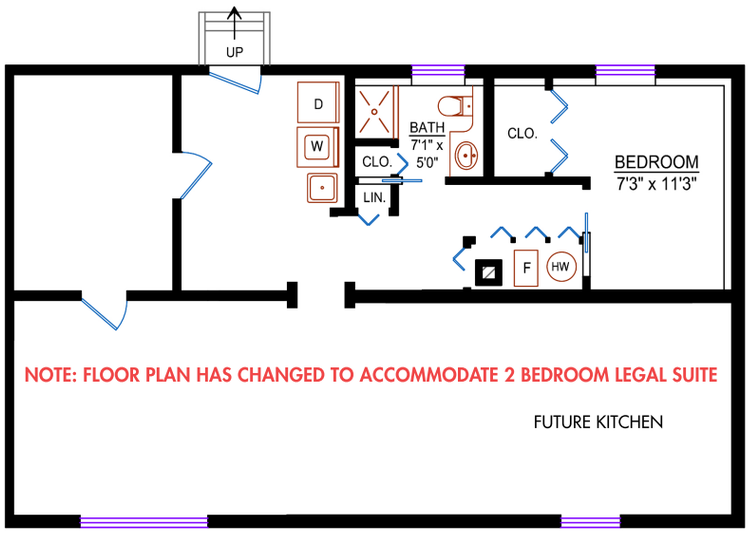
WIFI Smart Home for the Investor This prime Southwest corner gem is meticulously maintained.Enjoy the large west facing deck overlooking a yard built for badminton & summer entertaining! A perfectly cozy open living & dining area provides abundant entertainment space.This charmer features 2Bd up w/ a Legal 2Bd above grnd suite which is 60% complete, all permits in place.New HE boiler multi zone wifi thermo & new 80 gal boiler H/W tank makes this a smart home!Stay cozy with 2 new gas fireplaces & control the new blinds & heat from your phone!Auto irrigation hose connections, addtl RV/boat parking & a single garage & a coach house opportunity-ideal retirement package w/ secured income. Steps to Carson Graham High, Larson Elementary and Lonsdale shopping district.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

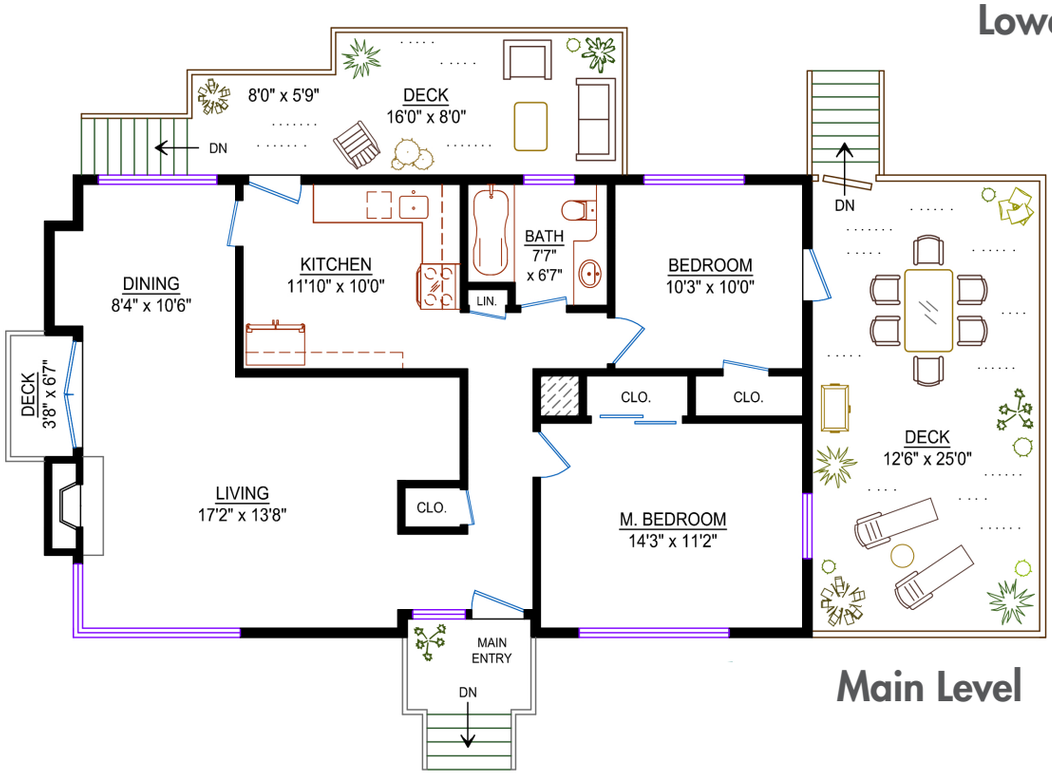
357 WEST 24th STREET
North Vancouver

GRANT GARDNER TEAM
Connect Strategize Negotiate

Main Level:	**1,011 sq. ft.**
Lower Level:	**800 sq. ft.**
Total Finished Area:	**1,811 sq. ft.**
Unfinished Lower Level:	**208 sq. ft.**
Total Floor Area:	**2,019 sq. ft.**
Deck - West:	**313 sq. ft.**
Deck - South:	**170 sq. ft.**
Deck - East:	**24 sq. ft.**



Lower Level



Main Level

N
0′ 5′
SCALE

WWW.GRANTGARDNER.COM

Learn more about this home: info@grantgardner.com

604 990 6468 @TheGGardnerTeam

This floor plan is for illustration purpose only. All dimensions should be considered approximate.