North Vancouver, Central Lonsdale
355 E 15TH ST, V7L 2R6

MLS# V1031212

Residential Detached
Active



List Price: $850,355

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	3	PID:	004-584-031
Depth/Size:	136	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	7335.00	Full Baths:	1	Approx Yr Blt:	1954
Rear Yard Exp:		Half Baths:	0	Age at List Date:	59
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	$3,736 (2013)
Flood Plain:		Zoning:	RS1		

View:
Serv. Connected: **Electricity, Natural Gas, Water, Storm Sewer, Sanitary Sewer**

Style of Home:	Rancher/Bungalow w/Loft		Total Parking:	Covered Parking:	
Construction:	Frame - Wood		Parking Access:	Lane	
Foundation:	Concrete Perimeter		Parking Facilities:	Open	
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	in front	Dist to School Bus: 7 blocks
Type of Roof:	Asphalt		Possession:		
Renovations:		Reno Year:	Title to Land:	Freehold NonStrata	
Flooring:	Mixed		Seller's Interest:	Registered Owner	
Water Supply:	City/Municipal		Mortgage Info:	$0	
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y	
Fireplace Fuel:	Wood		Out Buildings:	/Workshop Sz: 12x16	
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas	N				
Fixt Removed:					

Legal:	PL VAP1363 LT 11 BLK 52 DL 550 LD 36 GROUP 1, LOT 11 EXC S 10'.
Amenities:	Pool; Outdoor, Workshop Detached
Site Influences:	Recreation Nearby, Shopping Nearby, Central Location, Paved Road
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Other - See Remarks

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'0 X 16'0			X			X
Main F.	Dining	7'0 X 9'0			X			X
Main F.	Kitchen	10'0 X 12'0			X			X
Main F.	Master Bedroom	12'0 X 12'0			X			X
Main F.	Bedroom	10'0 X 13'0			X			X
Main F.	Bedroom	7'0 X 13'0			X			X
Main F.	Laundry	5'0 X 8'0			X			X
Above	Den	9'0 X 14'0			X			X
Above	Other	9'0 X 9'0			X			
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt:	1,038
Finished Floor Up SqFt:	324
Finished Floor Down:	0
Finished Floor Bsmt SqFt:	0
Total Finished Floor SqFt:	1,362
Unfinished Floor:	0
Grand Total Floor Area:	1,362

Total # Rooms:	9
# Kitchens:	1
Finished Levels:	2
Crawl/Bsmt Height:	
Basement Area:	None
Suite:	

Bathrooms:

1	4 Piece; Ensuite: N; Level: Main F.
2	
3	
4	
5	
6	
7	
8	

Listing Broker(s): **Prudential Sussex Realty**

Fantastic investing opportunity. The city of North Vancouver is on the verge of reviewing the OCP's in this desirable location. Property is on the border of higher density development area. Live in this 3 bedroom cozy rancher while property values appreciate. South facing lots in this excellent central location are in high demand, act quickly! OPEN HOUSE: Wednesday, October 9th 10:30am-12:000





Fantastic Investment Opportunity!

Prudential Sussex Realty

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