Presented by:
Grant Gardner P.R.E.C
Prudential Sussex Realty
Phone: 604-984-9711 Cell: 604-250-4351
Email: grant@grantgardner.com
Website: www.grantgardner.com

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.**
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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

The enclosed information while deemed to be correct, is not guaranteed.

PREC* indicates Personal Real Estate Corporation.