

North Vancouver, Upper Lonsdale
2955 ST KILDA AV, V7N 2A8

MLS# V1059085

Residential Detached

Active



List Price: **\$1,619,900**
 List Date: **17-Apr-14**
 Days on Mkt: **1**
 Expiry Date:
 Complex/Subdiv:
 Previous Price:
 Original Price: **\$1,619,900**
 Meas Type: **Feet**
 Depth/Size: **150**
 Lot Area SqFt: **9,628**
 Rear Yard Exp: **SW**
 Flood Plain:
 View: **Y**
 Serv Connected: **Sanitary Sewer, Water, Natural Gas, Electricity,**
 Frontage: **64.00 ft**
 Frontage Metric: **19.520**
 Bedrooms: **4**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 If New GST/HST Incl:
 PID: **014-600-331**
 Approx Yr Blt: **1960**
 Age at List Date:
 Type: **House/Single Family**
 Zoning: **SFR**
 Taxes: **\$5,856 (2013)**
 Tax Incl Utilities:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Mixed**
 Rainscreen:
 Type of Roof: **Asphalt**
 Renovations:
 Flooring: **Wall/Wall/Mixed**
 Water Supply: **City/Municipal**
 Heat/Fuel: **Natural Gas, Forced Air**
 No. of Fireplaces: **3**
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s), Fenced Yard**
 Registered:
 Fixtures Leased: **N**
 Fixtures Removed:
 Total Parking: **2**
 Covered Parking: **1**
 Parking Access: **Front**
 Parking Facilities: **Garage; Single, Open**
 R/I Plumbing:
 Dist to Public Trans:
 Possession:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Mortgage Info:
 Property Disclosure: **Y**
 Out Buildings: **/Workshop Sz: 10' x 12'**
 Pad Rental:

Legal: **PL VAP1479 LT B BLK 15 DL 786 LD 36 GROUP 1, (EXPL PL 4543) OF LOTS 3 & 4.**
 Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Municipal Charges:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	17'2" X 11'3"	Below	Bedroom	12'2" X 9'7"			X
Main F.	Living Room	19'2" X 17'2"	Below	Laundry	13'0" X 8'8"			X
Main F.	Dining	14'0" X 11'0"			X			X
Main F.	Kitchen	17'2" X 9'4"			X			X
Main F.	Bedroom	10'1" X 9'1"			X			X
Main F.	Bedroom	13'0" X 9'3"			X			X
Main F.	Entrance Hall	9'1" X 4'6"			X			X
Below	Games Room	26'10" X 14'0"			X			X
Below	Gym	18'4" X 8'3"			X			
Below	Office	13'1" X 11'8"			X			

Floor Area (SqFt):
 Main Floor Area: **1,449**
 Finished Floor Up: **0**
 Finished Floor Down: **1,325**
 Finished Floor Bsmt: **0**
 Total Finished Floor: **2,774**
 Unfinished Floor: **132**
 Grand Total Floor Area: **2,906**
 Total # Rooms: **12**
 # Kitchens: **1**
 Finished Levels: **2**
 Crawl/Bsmt Height:
 Basement Area: **None**
 Suite:
Bathrooms:
 1 **4 Piece; Ensuite: Y; Level: Main F.**
 2 **2 Piece; Ensuite: N; Level: Main F.**
 3 **4 Piece; Ensuite: N; Level: Below**
 4
 5
 6
 7
 8

Listing Broker 1: **Prudential Sussex Realty**
 Listing Sales Rep 1: **Grant J. Gardner PREC*** grant@grantgardner.com **604-984-9711**
 Listing Sales Rep(s): **604-990-6468**
 Listing Broker 2:
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: **B Huggins & S McInnes**
 Commission: **3.22% ON FIRST \$100,000 & 1.15% ON THE BALANCE**
 Appointments: **Phone L.R. First**
 For Appts Call: **Johanna !!NO TOUCHBASE!!**
 Appointment Ph: **604-984-7653**
 Occupancy: **Owner**

Realtor Remarks: **Visit www.sellingnorthvancouver.com for more photos & information. Buyer to verify square footage if important. NO SHOWINGS before Tuesday, April 22nd. OPEN: Wed, Apr 23 10:30-12 & Sat, Apr 26 2:30-4**

Off the charts fun factor. Whether sitting on the massive sundrenched view deck or soaking up the rays in your resort-like saltwater pool. Pamper yourself in the cabana or relax in the hot tub surrounded by lush garden life. Entertaining does not get any better than this stunning contemporary home with open floor plan. Your guests will be mesmerized by the captivating city lights. Act quickly, do not let paradise slip you by! Visit the listing realtors website for more photos and floorplan. OPEN: Sat, Apr 26 2:30-4 & Wed, Apr 30 10:30-12pm.