

Presented by:
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Active
R2918287
Board: V
House/Single Family

1315 E 14TH STREET
North Vancouver
Westlynn
V7J 1K5

Residential Detached
$1,799,000 (LP)
(SP)



Sold Date:		Frontage:	**70.00**	Original Price:	**$1,799,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1960**
Depth / Size:		Bathrooms:	**3**	Age:	**64**
Lot Area (sq.ft.):	**8,760.00**	Full Baths:	**2**	Zoning:	**RS3**
Flood Plain:		Half Baths:	**1**	Gross	**$7,277.89**
Rear Yard Exp:				For Tax Year:	**2023**
Council Apprv?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	**005-770-220**
				Tour:	**Virtual Tour URL**

View: :
Complex / Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Total Parking:	Covered Parking:	Parking Access:	
Parking:	**Carport; Single, Open**		
Dist. to Public Transit:		Dist. to School Bus:	
Title to Land:	**Freehold NonStrata**		
Property Disc.:	**Yes**		
PAD Rental:			
Fixtures	**No** :		
Fixtures Rmvd:	:		
Floor Finish:			

Legal: **LOT 1, BLOCK 113, PLAN VAP10375, DISTRICT LOT 553, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions
Main	**Living Room**	**20'5 x 14'3**
Main	**Dining Room**	**11'8 x 8'11**
Main	**Kitchen**	**15'5 x 11'6**
Main	**Primary**	**11'5 x 10'11**
Main	**Bedroom**	**10'10 x 10'4**
Main	**Bedroom**	**14'4 x 11'3**
Below	**Foyer**	**11'11 x 11'8**
Below	**Family Room**	**18' x 13'9**
Below	**Bedroom**	**13' x 11'**
Below	**Living Room**	**13'8 x 8'**

Floor	Type	Dimensions
Below	**Kitchen**	**17'10 x 8'9**
Below	**Bedroom**	**12'6 x 11'4**
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main):	**1,313**
Finished Floor (Above):	**0**
Finished Floor (Below):	**1,288**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,601 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,601 sq. ft.**

# of Rooms:	**12**
# of Kitchens:	**2**
# of Levels:	**2**
Suite:	
Crawl/Bsmt. Height:	
Beds In Basement:	**0** Beds not in Basement: **5**
Basement:	**Full, Fully Finished**

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

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

Commission: **3.22 ON THE FIRST 100,000 1.15 BALANCE**

List Broker: **RE/MAX Crest Realty**
List Broker 2: 3:

This meticulously maintained and tastefully updated 2-level home offers an impressive living space. Nestled on a park-like property, it features a bright walkout basement, ideal for a quality mortgage helper or in-law suite. The home boasts spacious rooms, a sunny deck off the kitchen, and a total of 4-5 bedrooms. With 2 gas fireplaces and 2 laundry areas, this 2,500 square foot residence is designed for comfortable family living. Whether you're hosting family or looking for additional income, this home has everything you need. Well priced you will be impressed!

RED Full Public with disclosure

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