North Vancouver, Upper Lonsdale

225 W 27TH ST, V7N 2H3

MLS# V1048579

Residential Detached

Active



List Price:	**$1,049,500**	Days on Mkt:	**1**
List Date:	**20-Feb-14**	Expiry Date:	**23-Jan-15**

Complex/Subdiv:					
Previous Price:		Frontage:	**50.00 ft**	PID:	**013-524-992**
Original Price:	**$1,049,500**	Frontage Metric:		Approx Yr Blt:	**1953**
Meas Type:	**Feet**	Bedrooms:	**4**	Age at List Date:	**61**
Depth/Size:	**135.1**	Bathrooms:	**3**	Type:	**House/Single Family**
Lot Area SqFt:	**6,747**	Full Baths:	**2**	Zoning:	**RS-1**
Rear Yard Exp:		Half Baths:	**1**	Taxes:	**$4,553 (2013)**
Flood Plain:		If New GST/HST Incl:		Tax Incl Utilities:	

View: **Y - Sunset & City Views**

Serv Connected: **Electricity, Natural Gas, Water, Sanitary Sewer,**

Style of Home:	**3 Storey**			Total Parking:	Covered Parking: **2**
Construction:	**Frame - Wood**			Parking Access:	**Lane**
Foundation:	**Concrete Perimeter**			Parking Facilities:	**Garage; Double**
Exterior:	**Vinyl**				
Rainscreen:		R/I Plumbing:	**Yes**	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	**Asphalt**			Possession:	**AFTR APR16**
Renovations:	**Completely**	Year of Reno:	**1997**	Title to Land:	**Freehold NonStrata**
Flooring:	**Wall/Wall/Mixed**			Seller's Interest:	**Registered Owner**
Water Supply:	**City/Municipal**			Mortgage Info:	**$0**
Heat/Fuel:	**Forced Air, Natural Gas, Electric**				
No. of Fireplaces:	**2**	R/I Fireplaces:	**1**	Property Disclosure:	**Y**
Fireplace Fuel:	**Wood**			Out Buildings:	**/Garage Sz: 22x24.8**
Outdoor Area:	**Fenced Yard, Balcony(s); Patio(s) or Deck(s)**				
Registered:		CSA/BCE:		Pad Rental:	
Fixtures Leased:	**N**				
Fixtures Removed	**Y - Blw Freezer, Fridge, Fish & Pond Equipment, Brass Firedogs**				

Legal: **PL VAP2836 LT 5 BLK 227A DL 545 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Municipal Charges:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Living Room**	**14' X 12'**			**X**			**X**
Main F.	**Dining**	**10' X 12'**			**X**			**X**
Main F.	**Bedroom**	**10' X 12'**			**X**			**X**
Main F.	**Kitchen**	**17' X 12'**			**X**			**X**
Above	**Master Bedroom**	**14' X 12'**			**X**			**X**
Above	**Bedroom**	**10' X 10'**			**X**			**X**
Above	**Bedroom**	**14' X 10'**			**X**			**X**
Below	**Games Room**	**14' X 12'**			**X**			**X**
		X			**X**			
		X			**X**			

Floor Area (SqFt):

Main Floor Area:	**999**	Total # Rooms:	**8**	1	**2 Piece; Ensuite: N; Level: Main F.**
Finished Floor Up:	**1,018**	# Kitchens:	**1**	2	**4 Piece; Ensuite: N; Level: Above**
Finished Floor Down:	**180**	Finished Levels:	**3**	3	**4 Piece; Ensuite: Y; Level: Above**
Finished Floor Bsmt:	**0**	Crawl/Bsmt Height:		4	
Total Finished Floor:	**2,197**	Basement Area:	**Partly Finished**	5	
				6	
Unfinished Floor:	**708**	Suite:	**Other**	7	
Grand Total Floor Area:	**2,905**			8	

Bathrooms:

Listing Broker 1:	**Prudential Sussex Realty**		
Listing Sales Rep 1:	**Grant J. Gardner PREC***	**grant@grantgardner.com**	**604-984-9711** **604-990-6468**
Listing Sales Rep(s):			
Listing Broker 2:			
Selling Broker(s):			
Selling Sales Rep(s):			
Owner:	**R & J Weld**		
Commission:	**3.22% ON THE 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 additional photos and floorplan. Room dimensions taken from floorplan. Buyer to verify if important. OPEN HOUSES: Saturday, Feb 22 2:30-4 and Tues, Feb 25 10:30-12**

Sun lovers this is the opportunity you been waiting for. Prime south west exposure boasting city views and lasting sunsets. Very solid and well built three level. Main level den could easily be converted to a 4th bedroom.The spacious footprint allows for great sweat equity opportunity. Oversized double garage off lane in the City of North Van potential for coach house. Prime central quiet location. OPEN HOUSES: Saturday, Feb 22 2:30-4 and Tues, Feb 25 10:30-12

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

PREC* indicates Personal Real Estate Corporation.