

# 309 WEST KEITH ROAD

LOWER LONSDALE, NORTH VANCOUVER

**\$2,500,000**



**BRIAN RHYS**  
PERSONAL REAL ESTATE CORPORATION

# ABOUT THIS PROPERTY

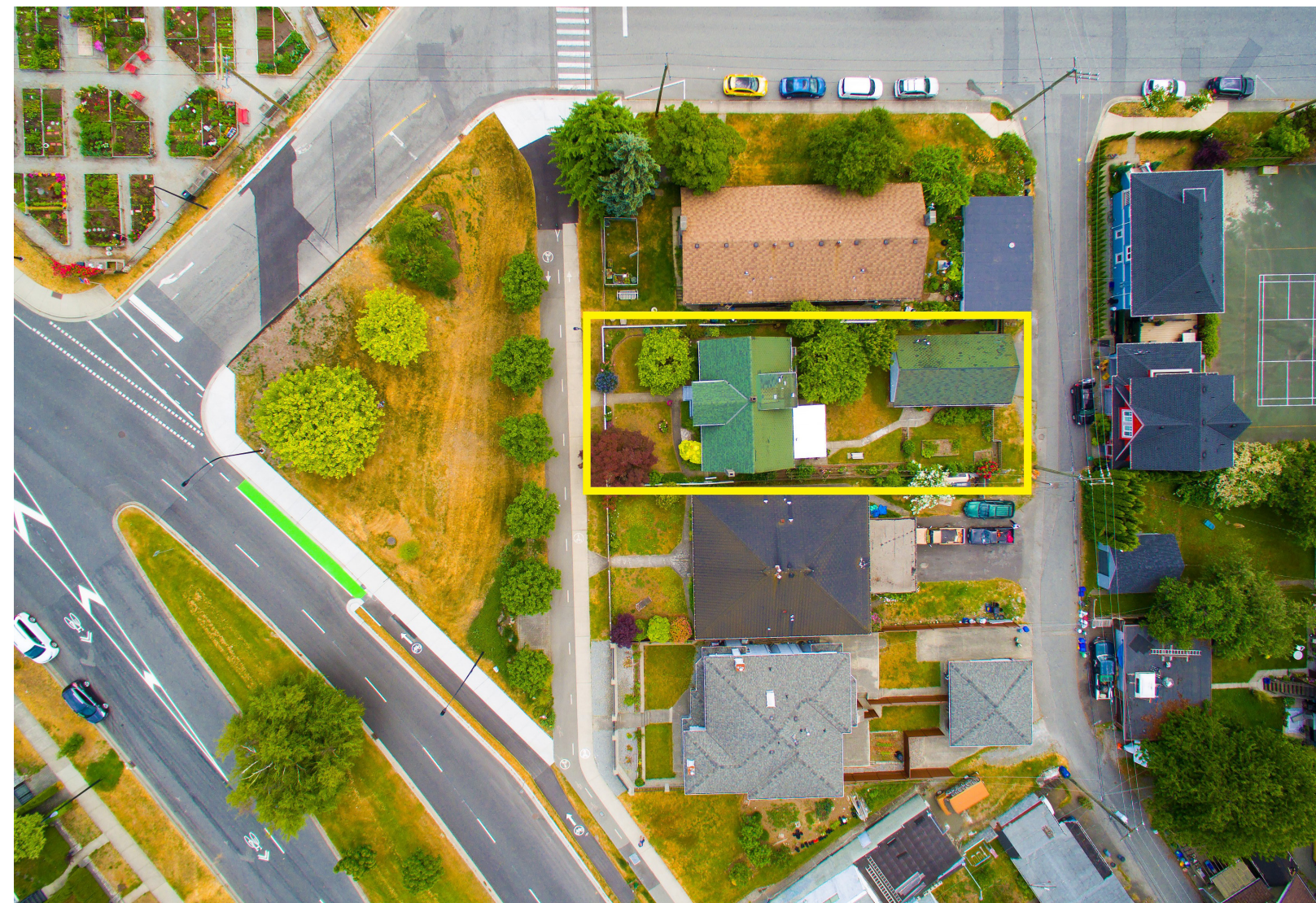
Duplex lot designated on The Official Community Plan as RES3 (.75FSR) for Triplexes or Townhouses in The City of North Vancouver's urban greenway "The Green Necklace". Existing original home has been lovingly maintained with lots of life remaining. Access through laneway or by the traffic calmed frontage opposite The Queen Mary Community Garden. Centrally located with easy access to main transportation routes, schools, restaurants, shopping and professional services.

For More Information Visit: [BrianRhys.com](http://BrianRhys.com)

# PROPERTY DETAILS

MLS® #: #R2279196  
TYPE: Single Family  
STYLE: 2 Storey w/ Basement  
FRONTAGE: 50 Feet  
DEPTH: 140 Feet  
LOT SQUARE FOOTAGE: 6,984 sq. ft.  
BEDROOMS: 4  
BATHROOMS: 3  
LIVING AREA: 2,609 sq. ft.  
YEAR BUILT: 1948  
TAXES(2017): \$6,460.41

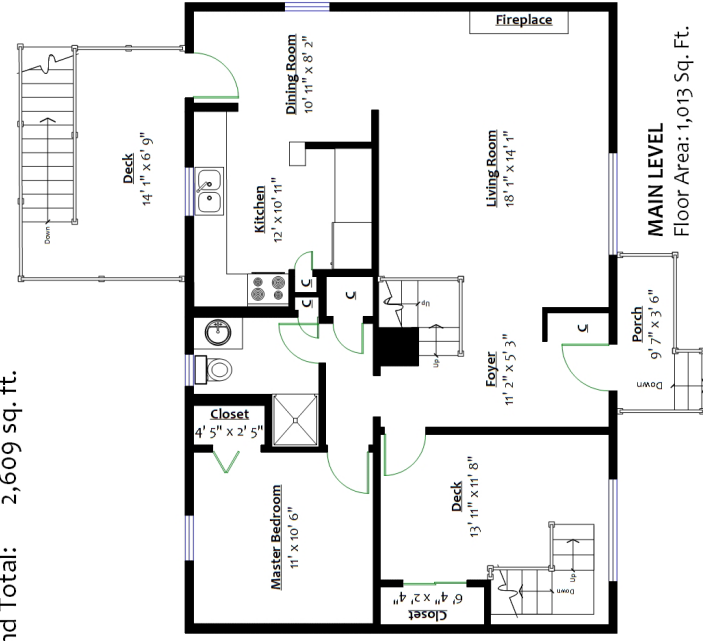




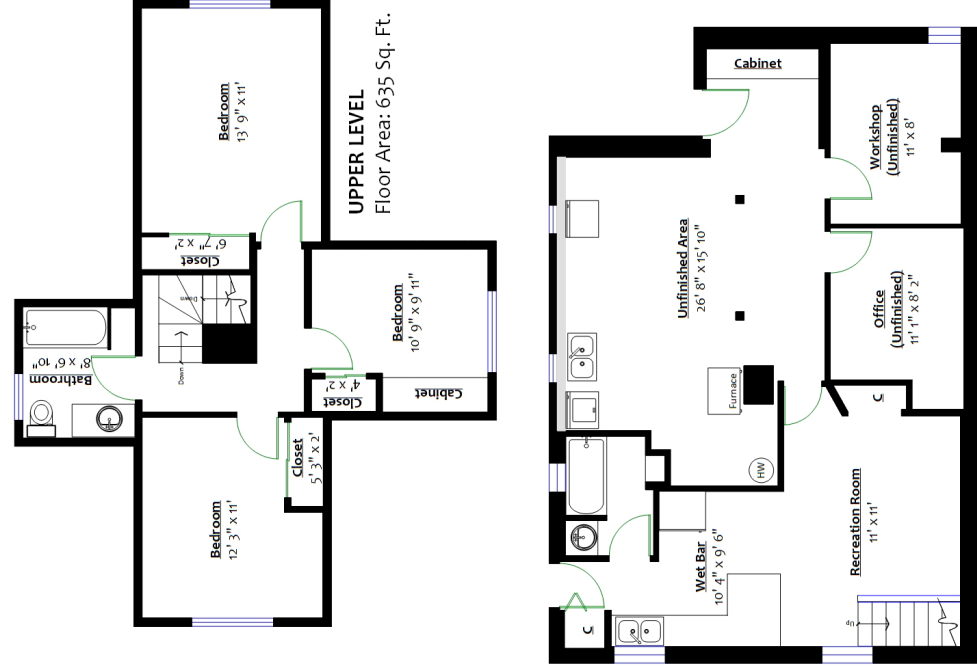


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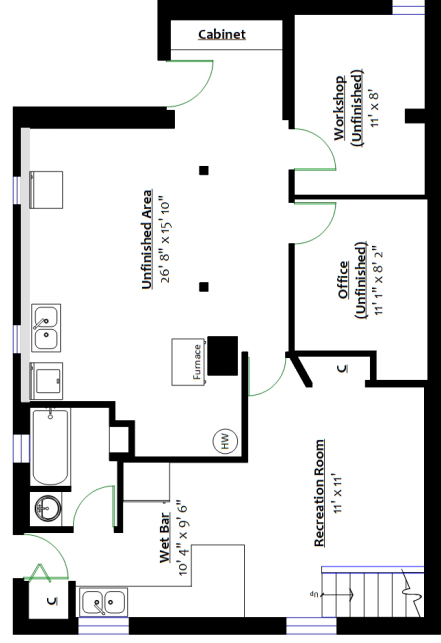
<b>Totals**</b>			
Main Level:	1,013 sq. ft.	Detached Garage:	720 sq. ft.
Upper Level:	635 sq. ft.	Deck:	141 sq. ft.
Lower Level:	380 sq. ft.	Porch:	40 sq. ft.
Finished Total:	2,028 sq. ft.	Total:	901 sq. ft.
Lower (unfin):	581 sq. ft.		
Grand Total:	2,609 sq. ft.		



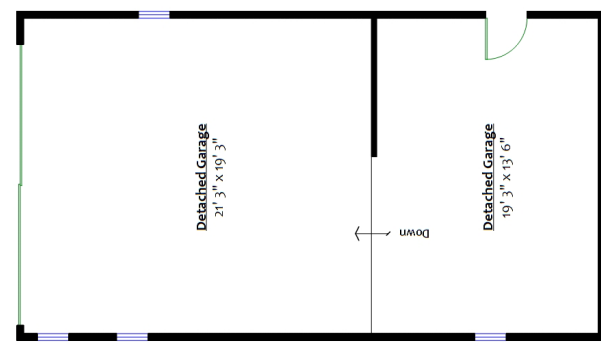
**MAIN LEVEL**  
Floor Area: 1,013 Sq. Ft.



**UPPER LEVEL**  
Floor Area: 635 Sq. Ft.

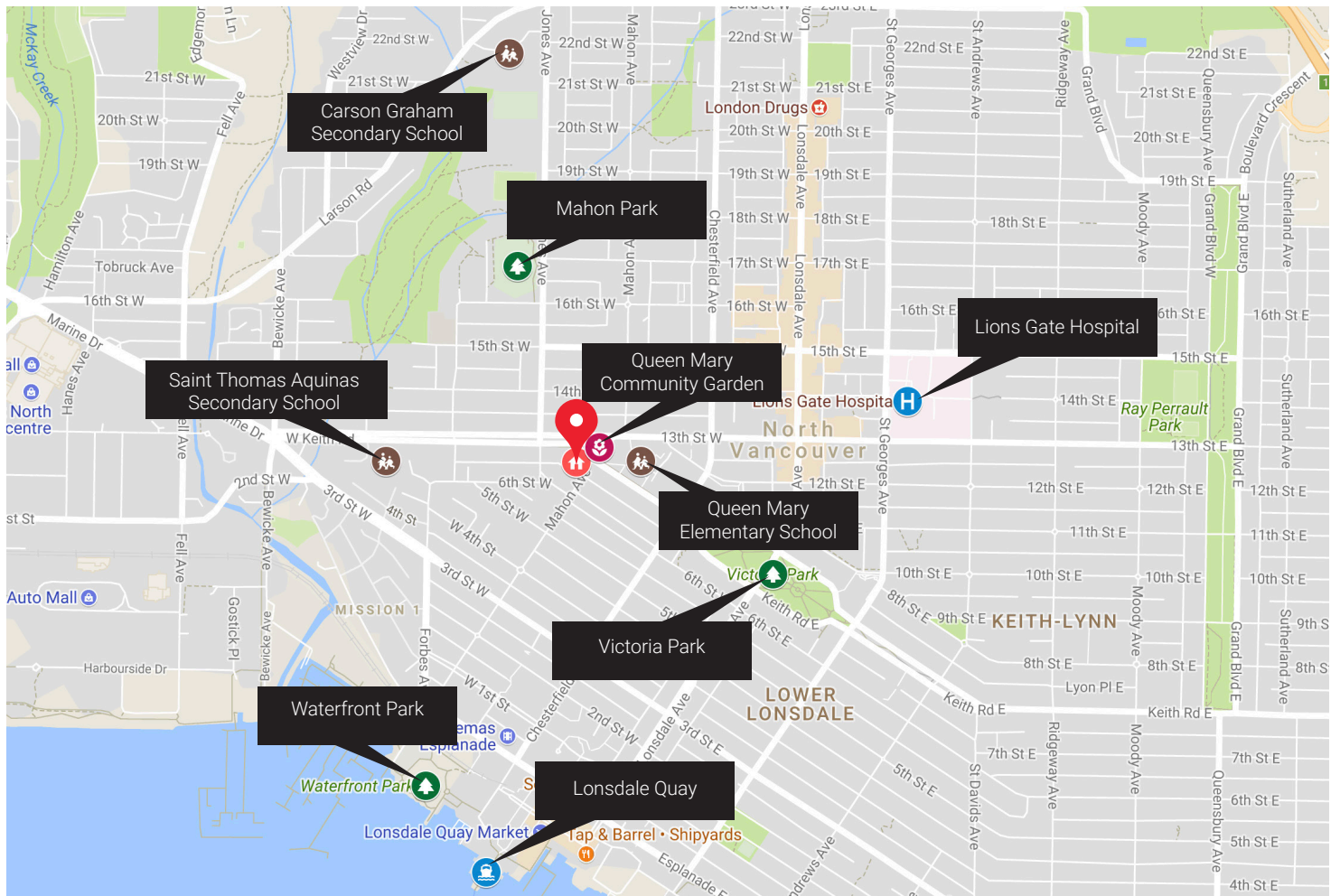


**LOWER LEVEL**  
Floor Area: 380 Sq. Ft.



**DETACHED GARAGE**  
Floor Area: 720 Sq. Ft.





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