



Presented by:
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Active
R2695450

Board: V
House/Single Family

317 E 27TH STREET

North Vancouver
Upper Lonsdale
V7N 1B9

Residential Detached

\$2,050,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,050,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2001**
Frontage(feet): **33.00** Bathrooms: **5** Age: **21**
Frontage(metres): **10.06** Full Baths: **4** Zoning: **RS-1**
Depth / Size: **135** Half Baths: **1** Gross Taxes: **\$4,915.90**
Lot Area (sq.ft.): **4,455.00** Rear Yard Exp: For Tax Year:
Lot Area (acres): **0.10** P.I.D.: **012-992-348** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic, Water**

Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Stucco** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

Legal: **LOT 5, BLOCK 231A, PLAN VAP3357, DISTRICT LOT 546, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,329	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	959	Main	Living Room	12'6 x 18'7	Above	Walk-In Closet	8'0 x 4'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 8'2			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	10'3 x 13'5			x	Main 4
Finished Floor (Basement):	0	Main	Family Room	12'3 x 17'4			x	Main 3
Finished Floor (Total):	2,288sq. ft.	Main	Bedroom	11'4 x 10'6			x	Above 4
Unfinished Floor:	0	Main	Kitchen	9'4 x 8'2			x	Above 4
Grand Total:	2,288sq. ft.	Main	Living Room	9'4 x 6'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	9'0 x 5'1			x	
Suite:		Main	Foyer	7'1 x 5'5			x	
Basement:None		Above	Bedroom	8'8 x 9'6			x	
		Above	Bedroom	11'2 x 9'9			x	
		Above	Bedroom	9'7 x 10'3			x	
		Above	Master Bedroom	14'0 x 15'3			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **2** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome home to this sun drenched lot with peekaboo views of the city in desirable Upper Lonsdale. This executive 2,288 sq. ft. family home features 4 bedrooms up with a master ensuite, a jack and jill ensuite, and a full guest bathroom. The master bedroom is well designed with a large walk-in closet, an elegant ensuite with a Jacuzzi bathtub plus a large sundeck that looks out over the city and the North Shore Mountains. The main level features a legal 1 bedroom suite, perfect as an in-law suite or rental. Other features include wood laminate floors, granite countertops, in-floor hot water heating, 2 gas fireplaces, and built in vacuum. Close to Lonsdale with quick access to the highway, shopping, restaurants, services, and close to excellent schools and transit. By Appointment Only.