



Presented by:  
**Colin Hall PREC\***

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**Active**  
**R2772129**

Board: V  
House/Single Family

**525 E QUEENS ROAD**

North Vancouver  
Upper Lonsdale  
V7N 1G9

Residential Detached

**\$2,299,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_ Original Price: **\$2,299,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1950**  
Frontage(feet): **100.00** Bathrooms: **3** Age: **73**  
Frontage(metres): **30.48** Full Baths: **3** Zoning: **RS2**  
Depth / Size: **132** Half Baths: **0** Gross Taxes: **\$7,465.54**  
Lot Area (sq.ft.): **13,200.00** Rear Yard Exp: \_\_\_\_\_ For Tax Year: **2022**  
Lot Area (acres): **0.30** P.I.D.: **014-615-207** Tax Inc. Utilities?: \_\_\_\_\_  
Flood Plain: \_\_\_\_\_ Tour: **Virtual Tour URL**  
View: **Yes: Fantastic Potential Downtown**  
Complex/Subdiv: \_\_\_\_\_  
First Nation Reserve: \_\_\_\_\_  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Other, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **1** R.I. Fireplaces: \_\_\_\_\_  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2011**  
Rain Screen: \_\_\_\_\_  
Metered Water: \_\_\_\_\_  
R.I. Plumbing: \_\_\_\_\_

Total Parking: **4** Covered Parking: **2** Parking Access: \_\_\_\_\_  
Parking: **Carport; Multiple**  
Driveway Finish: \_\_\_\_\_  
Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: \_\_\_\_\_  
Property Disc.: **Yes**  
Fixtures Leased: **No** : \_\_\_\_\_  
Fixtures Rmvd: \_\_\_\_\_ : \_\_\_\_\_  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 2, BLOCK 16, PLAN VAP1440, PART W1/2, DISTRICT LOT 787, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry, Workshop Attached**

Site Influences: **Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm, Sprinkler - Inground, Storage Shed**

Finished Floor (Main):	1,170	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	816	Main	Kitchen	18'0 x 10'3	Bsmt	Workshop	8'8 x 10'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	23'7 x 7'0	Bsmt	Recreation Room	15'3 x 12'8	Main 4
Finished Floor (Below):	0	Main	Pantry	4'11 x 6'1			x	Above 4
Finished Floor (Basement):	932	Main	Living Room	15'4 x 13'3			x	Below 3
Finished Floor (Total):	2,918sq. ft.	Main	Library	10'8 x 9'2			x	
Unfinished Floor:	0	Main	Study	11'10 x 10'8			x	
Grand Total:	2,918sq. ft.	Above	Bedroom	12'5 x 13'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	6'7 x 5'8			x	
		Above	Bedroom	16'5 x 9'9			x	
		Above	Bedroom	18'6 x 13'1			x	
		Bsmt	Bedroom	10'6 x 13'9			x	
		Bsmt	Wine Room	9'0 x 6'1			x	
		Bsmt	Flex Room	8'3 x 13'4			x	

Suite:  
Basement: **Full, Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **15**

Manuf Type: \_\_\_\_\_ Registered in MHR?: \_\_\_\_\_ PAD Rental: \_\_\_\_\_  
MHR#: \_\_\_\_\_ CSA/BCE: \_\_\_\_\_ Maint. Fee: \_\_\_\_\_  
ByLaw Restrictions: \_\_\_\_\_

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

**Come visit this charming storybook home in prestigious Upper Lonsdale. Located in an area of luxurious, estate like lots, this south facing property has potentially magnificent views of downtown Vancouver. This character 1950's construction home has wood windows and cozy rooms. Renovated in 2011, a large kitchen and dining room were added for entertaining, cooking, canning, baking, and the production of world class latte's. Enormous west facing deck has been covered and overlooks the english styled garden. This 4 bedroom home features hardwood floors, a fully finished basement with winerom and recroom and a separate entrance at ground level. Live and enjoy a charming lifestyle on an estate like lot surrounded by luxury homes, or hold and build your ultimate dream home in the future!**