



Presented by:
Colin Hall PREC*

Oakwyn Realty Ltd.
Phone: 604-727-6202
http://www.colinhall.ca
colin@colinhall.ca



Active
R2819488

Board: V
House/Single Family

1469 COLEMAN STREET

North Vancouver
Lynn Valley
V7K 1W4

Residential Detached

\$1,899,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1974
Frontage(feet): 56.00	Bathrooms: 3	Age: 49
Frontage(metres): 17.07	Full Baths: 3	Zoning: RS3
Depth / Size: 145	Half Baths: 0	Gross Taxes: \$6,744.63
Lot Area (sq.ft.): 8,120.00	Rear Yard Exp: South	For Tax Year: 2022
Lot Area (acres): 0.19	P.I.D.: 007-669-500	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey, Split Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

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

Legal: **LOT 2, BLOCK 153/4, PLAN VAP15334, DISTRICT LOT 2169, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Finished Floor (Main):	1,540	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	9'6" x 9'5"	Below	Laundry	11'5" x 6'7"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	9'1" x 9'5"				Main 3
Finished Floor (Below):	1,228	Main	Dining Room	12'7" x 11'7"				Main 5
Finished Floor (Basement):	0	Main	Living Room	15'10" x 17'4"				Below 4
Finished Floor (Total):	2,768sq. ft.	Main	Primary Bedroom	13'7" x 13'0"				
Unfinished Floor:	0	Main	Bedroom	10'2" x 11'4"				
Grand Total:	2,768sq. ft.	Main	Bedroom	10'2" x 10'4"				
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	6'2" x 3'3"				
Suite:		Below	Bedroom	13'2" x 12'4"				
Basement: Full, Fully Finished, Separate Entry		Below	Storage	5'3" x 5'9"				
Crawl/Bsmt. Height:	# of Levels: 2	Below	Recreation Room	15'9" x 14'10"				
# of Kitchens: 1	# of Rooms: 14	Below	Den	14'3" x 11'4"				
		Below	Workshop	19'6" x 9'5"				
			Manuf Type:	Registered in MHR?:		PAD Rental:		
			MHR#:	CSA/BCE:		Maint. Fee:		
			ByLaw Restrictions:					

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

Nestled in the quiet neighborhood of Upper Lynn Valley, this spacious family home presents an exceptional opportunity to own a well-maintained, suite-able home with a bright south facing backyard just a short walk away from Upper Lynn Elementary. This 2700 square foot, Crest built home, features 4 bedrooms and 3 bathrooms, a workshop, a large 2 car carport, and a walk out basement with its own entrance that opens onto the sunny, fenced in backyard which could make a fantastic income or family suite. Updates include the roof in 2018, updated furnace, hot water tank, and gas fireplace. Located on the south side of the street, this property boasts not only a prime location but also an array of features that make it an ideal choice for families seeking a tranquil yet connected lifestyle.