

Active R2986509		1119 SHAVING STREET		\$1,699,000 (LP)		
Board: V, Detached House/Single Family		North Vancouver Calverhall V7L 1K7		(SP)		
		Days on Market: 64		List Date: 4/5/2025	Seller's Acceptance Date:	
		Orig. Price: \$1,799,000		Expiry Date: 9/30/2025	Subject Removal Date:	
		Prev. Price: \$1,799,000		Completion Date:		
		Meas. Type: Feet		If new, GST/HST inc?:	Approx. Year Built: 1969	
		Frontage (feet): 50.00		Bedrooms: 4	Age: 56	
		Frontage (metres): 15.24		Bathrooms: 3	Zoning: RS-1	
		Depth / Size: 140.00		Full Baths: 2	Gross Taxes: \$5,130.65	
		Lot Area (sq.ft.): 7,000.00		Half Baths: 1	For Tax Year: 2024	
		Lot Area (acres): 0.16		Rear Yard Exp: Southeast	Tax Inc. Utilities?: No	
		Flood Plain:		P.I.D.: 012-087-882	Tour: Virtual Tour URL	
View: Yes : Stunning City Views						
Complex/Subdiv:						
First Nation Reserve:						
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water						
Sewer Type: City/Municipal		Water Supply: City/Municipal				
Style of Home: 2 Storey		Total Parking: 6 Covered Parking: 2 Parking Access: Lane, Rear				
Construction: Frame - Wood		Parking: Carport; Multiple, RV Parking Avail., Visitor Parking				
Exterior: Fibre Cement Board, Stucco, Wood		Driveway Finish: Asphalt				
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Dist. to School Bus: Near		
Renovations: Partly		Reno. Year: 2004		Title to Land: Freehold NonStrata		
# of Fireplaces: 1 R.I. Fireplaces:		Rain Screen:		Land Lease Expiry Year:		
Fireplace Fuel: Natural Gas		Metered Water:		Seller's Interest: Registered Owner		
Fuel/Heating: Forced Air, Natural Gas		R.I. Plumbing:		Property Disc.: Yes:		
Outdoor Area: Patio(s) & Deck(s), Sundeck(s)		Fixtures Leased: No :		Fixtures Rmvd: :		
Type of Roof: Asphalt		Floor Finish: Laminate, Tile, Carpet				
Legal: LOT 4, BLOCK 7, PLAN VAP3875, DISTRICT LOT 272, GROUP 1, NEW WESTMINSTER LAND DISTRICT					Municipal Charges	
Amenities: Air Cond./Central, Garden, Guest Suite, In Suite Laundry, Storage					Garbage:	
Site Influences: Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby, Ski Hill Nearby					Water:	
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Microwave, Refrigerator, Security System, Storage Shed, Vacuum - Built In					Dyking:	
					Sewer:	
					Other:	
Finished Floor (Main): 1,276	Floor	Type	Dimensions	Floor	Type	
Finished Floor (Above): 0	Main	Kitchen	15'8x10'10			
Finished Floor (AbvMain2): 0	Main	Dining Room	12'0x11'3			
Finished Floor (Below): 1,276	Main	Living Room	13'5x21'6			
Finished Floor (Basement): 0	Main	Foyer	3'6x5'			
Finished Floor (Total): 2,552 sq. ft.	Main	Primary Bedroom	12'5x10'10			
Unfinished Floor: 0	Main	Bedroom	8'4x11'8			
Grand Total: 2,552 sq. ft.	Main	Bedroom	8'11x10'6			
Flr Area (Det'd 2nd Res): sq. ft.	Below	Family Room	12'7x20'6			
	Below	Kitchen	8'10x10'6			
	Below	Eating Area	11'9x6'6			
	Below	Bedroom	8'3x11'1			
	Below	Flex Room	8'6x12'11			
	Below	Media Room	11'0x9'4			
Suite: Unauthorized Suite						
Basement: Full, Fully Finished, Separate Entry						
Crawl/Bsmt. Ht: # of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:		
# of Kitchens: 2 # of Rooms: 13	MHR#:	CSA/BCE:		Maint. Fee:		
	By/Law Restrictions:					
List Broker 1: Renanza Realty Inc. - OFC: 888-428-6808			List Broker 3:			
List Desig Agt 1: Sam McCall PREC* - Phone: 604-313-8411			sam@sammccall.ca			
List Broker 2:				Appointments:	Phone L.R. First	
List Desig Agt 2:				Call:	Sam McCall	
Buyer's Broker 1:				Phone:	604-313-8411	
Buyer's Agent 1:						
Owner: **Privacy Protected** Kenneth Jack Mackenzie						
Commission: 3.22% ON THE FIRST \$100,000 & 1.15% ON THE BALANCE						
		Occupancy: Owner				
Realtor	SHARPLY PRICED! OPEN HOUSE SUNDAY JUNE 8TH 2-4PM. All measurements & Listing information for home & Property to be verified by the Buyer to their satisfaction! One bedroom self contained suite is not registered. Offers to be emailed to Listing Agent (without buyers representative present) as per DRPO. Centrally located close to: great schools, transit, 2nd Narrows Bridge and Park & Tilford Shopping. Floorplan by Dawson Media. NOTHING TO DO BUT "MOVE IN ". HOME IN MINT CONDITION. AMAZING VALUE!					
Remarks:						
NOTHING TO DO BUT MOVE IN TO THIS BEAUTIFULLY MAINTAINED 4- BDR, 3-BATHS FAMILY HOME OFFERING 2500 SQFT ON 2 LEVELS WITH STUNNING CITY VIEWS! ON THE MAIN ARE 3- BEDS & 2- BATHS PLUS A HUGE SUNDECK FOR YEAR-ROUND ENJOYMENT. BELOW, IS A SPACIOUS 1-BED & 1-BATH SELF-CONTAINED SUITE WITH SEPARATE ENTRANCE (POTENTIAL MORTGAGE HELPER) OR BLEND THIS AMAZING SPACE WITH UPSTAIRS LIVING! REAR-LANE ACCESS LEADS TO AN ATTACHED OVERHEIGHT CARPORT WITH 2 LARGE COVERED PARKING SPOTS PLUS EXTRA 2-4 GUEST PARKING PLACES. RECENT UPGRADES (2022/2023) INCLUDE CENTRAL A/C, A NEW HOT WATER TANK AND UPDATED PERIMETER DRAINAGE ON THE WEST & NORTH SIDES OF THE HOME. AMPLE STORAGE THROUGHOUT! SELLER WILLING TO INCLUDE SOME OR ALL FURNISHINGS AS PART OF SALE. SUPERB OPPORTUNITY! OPEN HOUSE SUNDAY 2PM--4 PM.						
RED Full Realtor	The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.				06/08/2025 09:40 PM	
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