



Presented by:  
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**Active**  
**R2393207**

Board: V  
House/Single Family

**539 E 5 STREET**

North Vancouver  
Lower Lonsdale  
V7L 1M5

Residential Detached

**\$1,399,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>50.00</b>	Original Price: <b>\$1,399,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1942</b>
Depth / Size: <b>137</b>	Bathrooms:	<b>1</b>	Age: <b>77</b>
Lot Area (sq.ft.): <b>6,850.00</b>	Full Baths:	<b>1</b>	Zoning: <b>SF</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$4,832.09</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>014-870-649</b>
			Tour: <b>Virtual Tour URL</b>

View: :  
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type:

Style of Home: **Rancher/Bungalow w/Loft**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 8, BLOCK 19, PLAN VAP1063, DISTRICT LOT 273, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 14'1			x			x
Main	Dining Room	13'11 x 13'2			x			x
Main	Kitchen	9'5 x 8'3			x			x
Main	Master Bedroom	15'1 x 13'10			x			x
Main	Bedroom	13'7 x 13'11			x			x
Main	Bedroom	10'9 x 9'6			x			x
Main	Laundry	7'1 x 5'8			x			x
Main	Foyer	7'2 x 4'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,349</b>	# of Rooms:	<b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>5</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3				Pool:
Finished Floor (Total):	<b>1,349 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	5				Grg Dr Ht:
Grand Total:	<b>1,349 sq. ft.</b>	Basement: <b>None</b>		6				
				7				
				8				

Listing Broker(s): **Sutton Group-West Coast Realty**

**Aloha and welcome to this Tropical Oasis in the heart of North Vancouver. This charming 3 bedroom, split level rancher is nestled amidst palm, bamboo, kiwi, magnolia, cedar, & maple. It truly is a beautiful property that needs to be experienced. The home's open floor plan feels much larger due to its good west coast design & numerous skylights & windows that "bring the outdoors in". It has been meticulously maintained w improvements including a recent painting, a newer roof, an updated bathroom & kitchen, some new windows, updated engineered hardwood flooring & carpet, a large gas stove, & a beautiful gas fireplace. The backyard is private, fully fenced, & quiet and consists of a large 386 sf deck w slide overlooking the yard, a 270 sf workshop, RV Parking, & sliding gates to the lane.**

