

**Active**  
**R2576940**  
 Board: V, Detached  
 House/Single Family

**1335 E 8TH STREET**

North Vancouver  
 Lynnmour  
 V7J 1J9

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



Days on Market: **1** List Date: **5/5/2021** Expiry Date: **8/31/2021**  
 Previous Price: **\$0** Original Price: **\$1,399,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **33.00** Approx. Year Built: **1977**  
 Depth / Size: **120.00** Frontage (metres): **10.06** Age: **44**  
 Lot Area (sq.ft.): **3,960.00** Bedrooms: **3** Zoning: **RS3**  
 Flood Plain: **No** Bathrooms: **3** Gross Taxes: **\$5,158.28**  
 Council Apprv?: Full Baths: **2** For Tax Year: **2020**  
 Rear Yard Exp: **South** Half Baths: **1** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **012-925-373**  
 View: **No** Tour: **Virtual Tour URL**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter** CSA/BCE:  
 Rain Screen: Reno. Year:  
 Renovations: **Partly, Substantially Rebuilt** R.I. Plumbing:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Wood** Metered Water:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**  
 Dist. to Public Transit: **1 blk** Dist. to School Bus: **3 blks**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **No : OWNER DOESN'T LIVE ONSITE ANYMORE**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Registered:  
 Floor Finish: **Hardwood, Other**

Legal: **LOT 7, BLOCK 108, PLAN VAP3411, DISTRICT LOT 553, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Cul-de-Sac, Private Yard**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'10 x 14'0			x			x
Main	Dining Room	9'7 x 10'3			x			x
Main	Living Room	13'5 x 16'3			x			x
Main	Foyer	6'1 x 6'6			x			x
Main	Patio	18'3 x 17'2			x			x
Above	Master Bedroom	14'0 x 12'8			x			x
Above	Walk-In Closet	5'7 x 5'3			x			x
Above	Bedroom	10'7 x 10'1			x			x
Above	Walk-In Closet	4'2 x 3'7			x			x
Above	Bedroom	12'0 x 12'1			x			x

Finished Floor (Main): <b>745</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>743</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>1,488 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 Door Ht:
Grand Total: <b>1,488 sq. ft.</b>	Basement: <b>Crawl, Unfinished</b>	6				
		7				
		8				

List Broker 1: **Oakwyn Realty Ltd. - OFC: 604-620-6788** List Broker 2:  
 List Broker 3:  
 List Desig Agt 1: **Colin Hall PREC\* - Phone: 604-727-6202** **colin@colinhall.ca** Appointments: **Phone L.R. First**  
 List Desig Agt 2: **3:** Call: **Text or Call Colin**  
 Sell Broker 1: Phone: **604-727-6202**  
 Sell Sales Rep 1: **2:** **3:**  
 Owner: **\*\*Privacy Protected\*\* Meagan Elizabeth Roberge**  
 Commission: **3.22% ON THE 1ST \$100,000, AND 1.15% ON THE BALANCE**  
 Occupancy: **Tenant**

Realtor Remarks: **All measurements are approximate - Buyer to verify. Please review Covid protocols, photos, and video prior to showing. By appointment only Sun May 9, 12-4. Property is tenanted on a year long lease until January 31, 2022 at \$2,300/month. \*please submit offers by email by 4pm May 11, 2021\*.**

**This is North Van's best kept secret. The new Mountain Highway Interchange has made this one of the quietest and most private cul-de-sac's in the area. New trails to Bridgeman Park give you access to a world class trail system right from your front door. This is a charming home; a 2 level, 3 bedroom family home with a full under height crawlspace with plentiful, dry storage. The south facing, 33 x 120 foot, fully fenced, level lot has a luscious garden with everything from carrots to potatoes to kiwis. The property is currently zoned RS3 while the District's OCP designates this area for a future RES5 zoning. Currently tenanted with a one-year lease expiring January 31, 2022; preference will be given to buyers who would like to keep the tenants, though flexibility is possible.**