

**TO BE SOLD AT LIVE AUCTION UNLESS SOLD PRIOR**  
**Submit a bid or register to attend on October 24th.**



Birdseye View



**195 Sandringham Crescent, Marlborough Heights, North Vancouver**

**3,184**SqFt  **3**  **3** 

## A one of a kind opportunity.

Situated on one of the most sought-after dress circle streets in Upper Lonsdale's Marlborough Heights, 195 Sandringham Crescent is the property you've been waiting for to build your dream home. This enviable 13,600 sqft lot straddles Sandringham and Holyrood and your double frontage screams opportunity.

The architect inside you can run wild with the endless possibilities provided by a perfect grade and sun-soaked exposure. Perched atop a gentle knoll on the south side of the street, the current, custom built 3,200 sqft home from 1990 is livable and will be a great rental hold while you redesign or plan your new build. Views of West Vancouver, the downtown skyline, Kitsilano, UBC and the ocean beyond will always be a main feature.

You are on the highway in minutes, your children will walk to Braemar Elementary & l'Ecole André-Piolat, and the North Shore mountains beckon just up the hill. Above all, enjoy a feeling of community with those around you, long time residents of one of the North Shore's favourite neighbourhoods.

**Submit your offer now, or register to bid at our transparent live auction on October 24th. You don't want to miss this one.**

This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

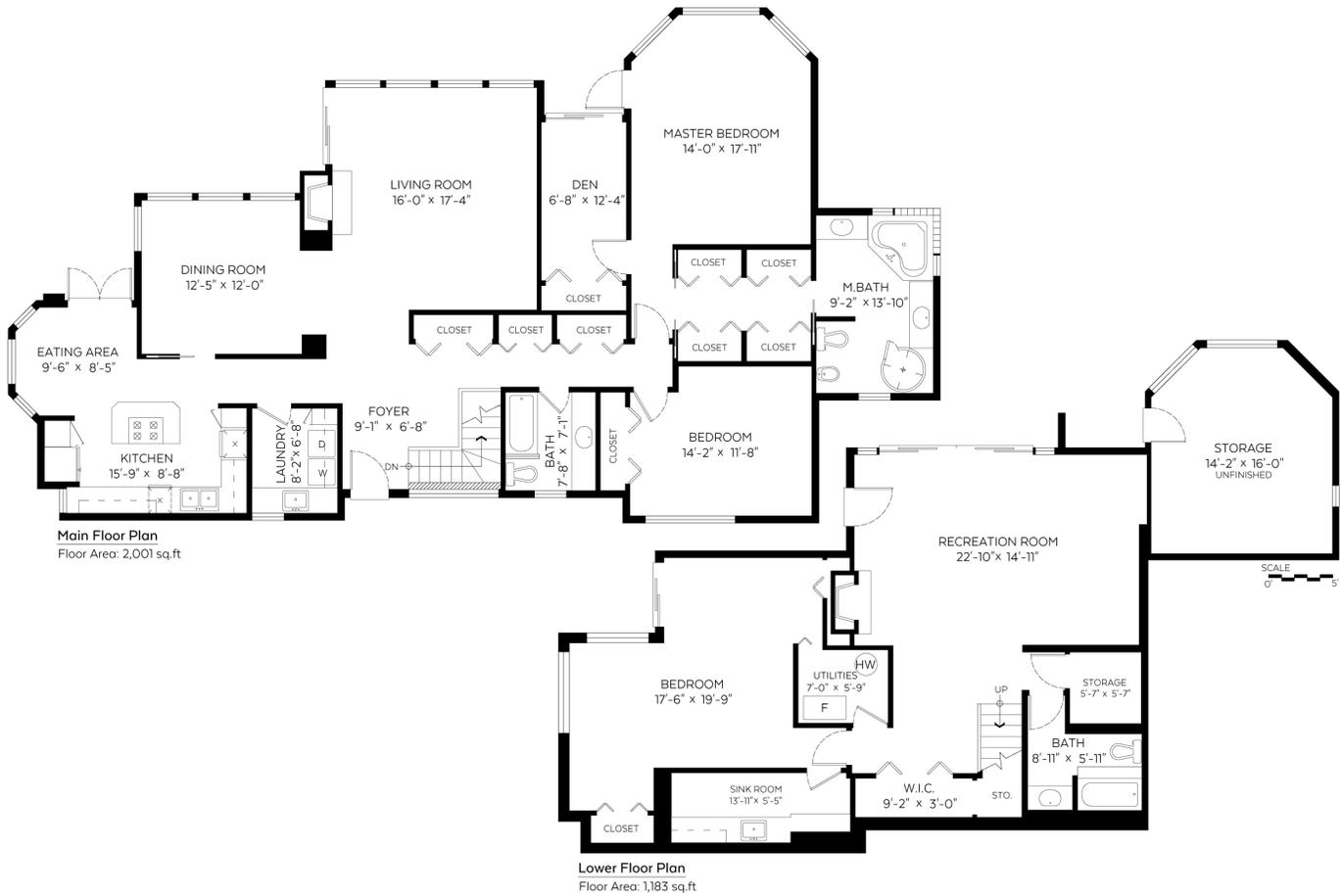
Lot size	13,600 sqft.
Frontage	80 sqft.
Rear yard exposure	South
Tax (2017)	\$8,065.10

House size	3,184 sqft.
Bedrooms	3
Bathrooms	3
Year built	Foundation, 1951 House, 1990
Zoning	RSMH

**Greg Paddy**  
C 778 822 5012  
greg.paddy@harcourts.net

**Theo Birkner PREC**  
C 778 558 7669  
theo.birkner@harcourts.net





NORTH

## Showing Schedule October 2017

- Sun 15<sup>th</sup> from 1-4pm
- Tue 17<sup>th</sup> from 10am-Noon
- Thur 19<sup>th</sup> from 6-7pm
- Sat 21<sup>st</sup> from 2-4pm
- Sun 22<sup>nd</sup> 2-4pm

**Make an offer immediately, or register for auction October 24th. For all property & auction information, visit:**

[www.propertyfiles.info/property/195sandringham](http://www.propertyfiles.info/property/195sandringham)

## Final Bidder Registration

October 22<sup>nd</sup>-24<sup>th</sup>

## Live Auction

**Tue 24<sup>th</sup> at 6pm**

**Greg Paddy**

C 778 822 5012 O 604 770 3818

greg.paddy@harcourts.net

**Theo Birkner**

C 778 558 7669 O 604 770 3818

theo.birkner@harcourts.net

