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Royal LePage Sussex - Edmonds Advantage  
 2996 Lonsdale Avenue  
 North Vancouver, B.C.  
 V7N 3J4

1293 W 16TH STREET, North Vancouver, BC, V7P 1R5, Canada

MLS®# R2575486



Property Value	\$1,699,900
Type	House/Single Family
Style	2 Storey
Basement	Partly Finished
Year Built	1947
Taxes	7878.15
Living Area	2,861 sq.ft.
Lot Depth	120 ft
Lot Size Area	7,835 sq.ft.
Bedrooms	5
Bathrooms	2 full

**Description**

INVESTORS!!!! This is the property you have been looking for. Set out in the District of North Vancouver's OCP as Residential Level 3 Attached Residential, stating: "Typical housing forms in this designation include duplex, triplex, and attached row houses up to approximately 0.80 FSR." Flat lot minutes to Lions Gate Bridge and downtown. Just steps from shopping, restaurants, public transportation, parks, walking trails and so much more! This 5 bedroom detached home boasts an oversized living room, large kitchen and separate workshop. This opportunity won't last!

