



Presented by:
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stilhavn
 REAL ESTATE SERVICES

Active
R3059662

Board: V
 1/2 Duplex

346 W 14TH STREET

North Vancouver
 Central Lonsdale
 V7M 1P6

Residential Attached

\$1,788,000 (LP)

(SP)



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet): **50.00**
 Frontage(metres): **15.24**
 Depth / Size (ft.): **140**
 Sq. Footage: **0.00**
 Flood Plain:
 View: :
 Complex / Subdiv:
 First Nation
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?:
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 P.I.D.: **019-067-488**

Original Price: **\$1,788,000**
 Approx. Year Built: **1994**
 Age: **31**
 Zoning: **RT1**
 Gross Taxes: **\$5,664.70**
 For Tax Year: **2024**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Legal: **STRATA LOT 1, PLAN LMS1746, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **949**
 Finished Floor (Above): **883**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,832 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,832 sq. ft.**

Units in Development: **2**
 Exposure: **North, South**
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:

Tot Units in Strata: **2** Locker:
 Storeys in Building:
 Mgmt. Co's #:
 Council/Park Apprv?:

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **No Restrictions**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions
Main	Living Room	13'1 x 12'1
Main	Dining Room	13'4 x 13'1
Main	Kitchen	12'4 x 8'11
Main	Family Room	11'10 x 10'1
Main	Foyer	6'11 x 5'4
Above	Primary Bedroom	15'10 x 13'7
Above	Bedroom	12'7 x 11'10
Above	Bedroom	10'11 x 10'2

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	Yes
2	Above	4	No
3	Main	2	No
4			
5			
6			
7			
8			

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Lovely 3 bedroom, 2 1/2 bathroom half-duplex in great, quiet location yet just a few blocks away from all the great shopping and restaurants on Lonsdale. With a spacious 1832 sqft floorplan, this is a perfect family home. The main floor features a sunken living room with cozy gas fireplace, large dining room, functional kitchen and family room, all with wide plank laminate floors. Upstairs has the large primary suite with double closets, big ensuite and a sunny south facing balcony, plus two more large bedrooms, also with balconies. Outside you'll enjoy the easy care front and back yards and mature gardens. Private single car garage. No maintenance fees. Come check it out for yourself! Open: Sun, Oct 19, 2-4