



Presented by:

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Active
R3111600

Board: V
1/2 Duplex

346 W 14TH STREET

North Vancouver
Central Lonsdale
V7M 1P6

Residential Attached

\$1,698,800 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,698,800
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1994
Frontage(feet): 50.00	Bathrooms: 3	Age: 32
Frontage(metres): 15.24	Full Baths: 2	Zoning: RT1
Depth / Size (ft.): 140	Half Baths: 1	Gross Taxes: \$5,664.70
Sq. Footage: 0.00	P.I.D.: 019-067-488	For Tax Year: 2024
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv:	View: :	Tour:
First Nation:	Services Connctd: Electricity, Natural Gas, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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	Units in Development: 2	Tot Units in Strata: 2	Locker:
Finished Floor (Above): 883	Exposure: North, South	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,832 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,832 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht: # of Levels: 2			
# of Kitchens: 1 # of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13'1 x 12'1	x			1	Above	4	Yes
Main	Dining Room	13'4 x 13'1	x			2	Above	4	No
Main	Kitchen	12'4 x 8'11	x			3	Main	2	No
Main	Family Room	11'10 x 10'1	x			4			
Main	Foyer	6'11 x 5'4	x			5			
Above	Primary Bedroom	15'10 x 13'7	x			6			
Above	Bedroom	12'7 x 11'10	x			7			
Above	Bedroom	10'11 x 10'2	x			8			

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

Lovely 3 bedroom, 2 1/2 bathroom, side-by-side, 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 wide plank laminate floors, a sunken living room with cozy gas fireplace, large dining room, functional kitchen and family room. Upstairs has a large primary suite with double closets, big, renovated ensuite and a sunny south facing balcony, then two more large bedrooms, also both 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 Houses: Sat & Sun, April 18 & 19, 2-4