



Presented by:
Chas Woodyer
 Angell, Hasman & Associates Realty Ltd.
 Phone: 604-761-6409
<http://www.woodyer.com>
chas@woodyer.com



Active R2459060		352 E 13TH STREET North Vancouver Central Lonsdale V7L 2L9		Residential Detached \$1,850,000 (LP) (SP) 	
Board: V House/Single Family					
		Sold Date: _____ Frontage (feet): 50.00 Original Price: \$1,850,000 Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 1951 Depth / Size: 146.70 Bathrooms: 4 Age: 69 Lot Area (sq.ft.): 7,345.00 Full Baths: 4 Zoning: RS1 Flood Plain: _____ Half Baths: 0 Gross Taxes: \$6,369.48 Rear Yard Exp: _____ For Tax Year: 2019 Council Apprv?: _____ Tax Inc. Utilities?: _____ If new, GST/HST inc?: _____ P.I.D.: 014-755-858 Tour: _____			
		View: No : Complex / Subdiv: _____ Services Connected: Community, Electricity, Natural Gas Sewer Type: City/Municipal			
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Brick, Stucco Foundation: Concrete Slab Rain Screen: _____ Renovations: _____ # of Fireplaces: 2 Fireplace Fuel: Wood Water Supply: City/Municipal Fuel/Heating: Electric, Forced Air Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard Type of Roof: Torch-On		Reno. Year: _____ R.I. Plumbing: _____ R.I. Fireplaces: _____ Metered Water: _____		Total Parking: 4 Covered Parking: 3 Parking Access: Lane Parking: Carport & Garage, Garage; Double Dist. to Public Transit: _____ Dist. to School Bus: _____ Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: _____ Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Mixed	
Legal: LOT 16, BLOCK 59, PLAN VAP1363, DISTRICT LOT 550, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10' NOW LANE					
Amenities: Workshop Detached					
Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby					
Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings					
Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'5 x 17'5	Below	Living Room	17'0 x 11'7
Main	Kitchen	13'0 x 15'4	Below	Kitchen	17'3 x 7'0
Main	Dining Room	10'10 x 8'9	Below	Bedroom	9'11 x 11'7
Main	Master Bedroom	8'11 x 8'10			x
Main	Bedroom	10'1 x 10'5			x
Main	Laundry	8'5 x 6'1			x
Below	Living Room	13'10 x 13'11			x
Below	Kitchen	11'7 x 10'6			x
Below	Bedroom	9'1 x 13'11			x
Below	Foyer	9'2 x 11'3			x
Finished Floor (Main): 1,381		# of Rooms: 13		Bath	Floor
Finished Floor (Above): 0		# of Kitchens: 3		1	Main
Finished Floor (Below): 1,361		# of Levels: 2		2	Main
Finished Floor (Basement): 0		Suite: Legal Suite		3	Below
Finished Floor (Total): 2,742 sq. ft.		Crawl/Bsmt. Height: _____		4	Below
		Beds in Basement: 0		5	
		Basement: None		6	
Unfinished Floor: 0		Beds not in Basement: 4		7	
Grand Total: 2,742 sq. ft.				8	
Listing Broker(s): Angell, Hasman & Associates Realty Ltd.					
Centrally located in the heart of Central Lonsdale near Ray Perrault Park in a highly desired neighbourhood. This lovely detached home features 5 bedrooms including three on the upper level and two downstairs. This space contains three independent kitchens in total with multiple living rooms. Offering two suites on the main floor with separated entrance as well as a large unit on the upper floor. This property has great development potential as the OCP shows a Triplex Rezoning potential. The bright and large backyard continues on to the detached workshop and garage with 4 spots available. Walking distance to all the shops, restaurants and services on Lonsdale Avenue.					