

Presented by:  
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North Vancouver, Central Lonsdale

**MLS# V797513**

Residential Detached

**1143 RIDGEWAY AV, V7L 3R6**

**Active**



List Price: \$899,000

Complex/Subdiv:

Frontage: 30.00 ft Bedrooms: 3 PID: 013-576-615  
 Depth/Size: 110 Bathrooms: 4 Type: House/Single Famil  
 Lot Area SqFt: 3300.00 Full Baths: 3 Approx Yr Blt: 1910  
 Rear Yard Exp: W Half Baths: 1 Age at List Date: 99  
 Meas Type: Feet If New GST Incl: Tax Incl Utilities: \$3,307 (2009)  
 Flood Plain: Zoning: RS-1  
 View: Y - CITY VIEWS FROM TOP FLOOR & MOUNTAIN VIEW  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 3 Storey	Total Parking: 0	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front, Rear	
Foundation: Concrete Perimeter	Parking Facilities: None, Open	
Exterior: Concrete, Wood		
Rainscreen: No	R/I Plumbing: No	Dist to Public Trans: 1 BLK
Type of Roof: Fibreglass		Dist to School Bus:
Renovations: Completely	Reno Year: 2001	Possession:
Flooring: Hardwood, Softwood, Tile		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: None		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 2626 BLK 83 DL 550 LD 37 LOT D OF 12&13.  
 Amenities:  
 Site Influences: Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Jetted Bathtub, Microwave, Security System, Smoke Alarm, Sprinkler - Inground, Water Treatment, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'	Bsmt	Laundry	12' X 7'			X
Main F.	Kitchen	17' X 10'6"						X
Main F.	Dining	12'6" X 11'						X
Main F.	Entrance Hall	13' X 7'						X
Above	Bedroom	14'3" X 10'						X
Above	Bedroom	11' X 11'						X
Above	Media Room	10'7" X 10'6"						X
Above	Master Bedroom	17' X 14'						X
Bsmt	Recreation Room	15'6" X 9'						X
Bsmt	Office	9'9" X 9'6"						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 775	Total # Rooms: 11	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,050	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down: 670	Finished Levels: 4	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 7'6" 6'6"	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 2,495	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 2,495		8

Listing Broker(s): Prudential Sussex Realty

This 1910 Edwardian has been beautifully restored by the current owners. Features include a custom kitchen, fir floors throughout, thermo pane windows, claw foot tub, 4 bathrooms, 4 bedrooms, stained & bevelled glass throughout, classic front entry with open staircase, master suite and ensuite bathroom with city & mountain views. French doors off dining room lead to large west facing deck made of African hardwood, high efficiency furnace, Miele washer/dryer, water purification system, front veranda, irrigation, system, garden lighting, landscaped and fenced yard.