

Presented by:
Grant Stuart Gardiner
 Prudential Sussex Realty
 Phone: 604-657-4825
 Email: grant@iloveheritage.com
 Website: www.iloveheritage.com

North Vancouver, Central Lonsdale
214 E 24TH ST, V7L 3E7

MLS# V833906

Residential Detached
Active



List Price: \$849,000

Complex/Subdiv:

Frontage: 50.00 ft	Bedrooms: 4	PID: 013-035-134
Depth/Size: 114	Bathrooms: 2	Type: House/Single Famil
Lot Area SqFt: 5700.00	Full Baths: 2	Approx Yr Blt: 1918
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 92
Meas Type: Feet	If New GST Incl:	Taxes: \$3,338 (2009)
Flood Plain:	Zoning: RS1	

View: Y - MOUNTAIN & CITY
 Serv. Connected: Electricity, Natural Gas, Storm Sewer, Water

Style of Home: 2 Storey	Total Parking:	Covered Parking: 0
Construction: Concrete	Parking Access: Front, Lane	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing: Yes	Dist to Public Trans: 1
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Completely	Reno Year:	Possession:
Flooring: Softwood, Wall/Wall/Mixed		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: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 3240 LT 24 BLK 217A DL 546 LD 36

Amenities:

Site Influences: Central Location, Lane Access, Private Yard, Recreation Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Sprinkler - Inground, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 9'4	Below	Utility	8' X 6'6			X
Main F.	Kitchen	12'10 X 11'11						X
Main F.	Dining	14'6 X 12'2						X
Main F.	Bedroom	11' X 10'2						X
Main F.	Bedroom	11' X 10'						X
Main F.	Entrance Hall	9'6 X 7'6						X
Below	Master Bedroom	15'8 X 11'7						X
Below	Bedroom	12'11 X 8'6						X
Below	Wok Kitchen	8' X 6'4						X
Below	Laundry	8'11 X 6'6						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 923	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Below
Finished Floor Down: 1,012	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,935	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,935		8

Listing Broker(s): Prudential Sussex Realty

Completely restored 1918 Heritage Home. New wiring, plumbing, exterior paint etc. This is one of the best I have ever seen! Features include: front verandah, fir & slate floors, Claw-foot tub, original wainscoting and coffered ceilings, multi-paned wood windows, gas fireplace, awesome kitchen, huge master bedroom with gorgeous ensuite bathroom, walk-in closet, laundry room, 4 bedrooms, high efficiency furnace, hot-tub, roman pavers, sprinkler system, garden lighting and 8'x10' storage shed. Plumbing and 220-power in the wall for easy suite conversion. PUBLIC OPEN: Sunday June 6th, 2-4 PM.