

Presented by:
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North Vancouver, Central Lonsdale
2236 MAHON AV, V7M 2T9

MLS# V773221

Residential Detached
Active



List Price: \$799,900

Complex/Subdiv:

Frontage: 41.00 ft Bedrooms: 4 PID: 011-414-995
 Depth/Size: 120 Bathrooms: 3 Type: House/Single Family
 Lot Area SqFt: 4920.00 Full Baths: 3 Approx Yr Blt: 1911
 Rear Yard Exp: E Half Baths: 0 Age at List Date: 98
 Meas Type: Feet If New GST Incl: Taxes: \$3,334 (2008)
 Flood Plain: No Zoning: RS1
 View: Y - MOUNTAINS TO THE WEST
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 0	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front, Lane	
Foundation: Concrete Perimeter	Parking Facilities: None	
Exterior: Wood		
Rainscreen: No	R/I Plumbing: No	Dist to Public Trans: 1 BLOCK
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Partly	Reno Year:	Possession:
Flooring: Softwood, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 3179 LT 3 BLK 205A DL 545 LD 37
 Amenities:
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'5" X 12'6"	Bsmt	Living Room	15' X 11'7"			X
Main F.	Kitchen	17'4" X 10'8"	Bsmt	Bedroom	15' X 11'			X
Main F.	Dining	11'2" X 10'5"	Bsmt	Entrance Hall	8' X 7'4"			X
Main F.	Nook	5'5" X 5'5"			X			X
Main F.	Entrance Hall	6'7" X 6'7"			X			X
Main F.	Laundry	12' X 7'5"			X			X
Main F.	Bedroom	11'2" X 10'7"			X			X
Above	Master Bedroom	14' X 14'			X			X
Above	Bedroom	11'2" X 10'7"			X			
Bsmt	Kitchen	17'6" X 14'4"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,146	Total # Rooms: 13	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 649	# Kitchens: 2	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 943	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,738	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,738		8

Listing Broker(s): Prudential Sussex Realty

This 1911 Craftsman bungalow is a real beauty with 4 bedrooms, 3 updated bathrooms, leaded glass doors, antique light fixtures, fir floors, silestone counters, new Maytag fridge & stove, new low-E windows in bedroom and kitchen, new carpet, new gas fire log insert, new perimeter drains, lovely fenced garden with sprinkler system. There was a suite down, just add the fridge and stove to bring it back. Great close to Lonsdale location, open Sun June 28th, 2-4.