

Presented by:  
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North Vancouver, Upper Lonsdale

**MLS# V798573**

Residential Detached

**267 W QUEENS RD, V7N 4N5**

**Active**



List Price: \$729,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 3	PID: 024-990-949
Depth/Size: 115	Bathrooms: 2	Type: House/Single Famil
Lot Area SqFt: 6900.00	Full Baths: 0	Approx Yr Blt: 1911
Rear Yard Exp: S	Half Baths: 2	Age at List Date: 98
Meas Type: Feet	If New GST Incl: No	Tax Incl Utilities: \$4,492 (2009)
Flood Plain:	Zoning: PA	

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Lane, Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Wood		
Rainscreen:	R/I Plumbing: Yes	Dist to Public Trans: 1 BLOCK
Type of Roof: Wood		Dist to School Bus:
Renovations: Partly	Reno Year: 2000	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Electric		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL LMP49434 LD 37 PARCEL K, DL 784,801 & 2026.

Amenities:

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

Features Incl: Smoke Alarm, Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'6"			X			X
Main F.	Kitchen	6' X 5'			X			X
Main F.	Dining	14'1" X 2'			X			X
Main F.	Study	11' X 10'			X			X
Main F.	Office	10' X 9'			X			X
Above	Bedroom	12'1" X 2'			X			X
Above	Bedroom	12' X 9'6"			X			X
Above	Bedroom	12' X 9'			X			X
Above	Entrance Hall	8' X 8'			X			X
		X			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: 1,119

Finished Floor Up SqFt: 848

Finished Floor Down: 1,110

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 3,077

Unfinished Floor: 0

Grand Total Floor Area: 3,077

Total # Rooms: 9

# Kitchens: 1

Finished Levels: 3

Crawl/Bsmt Height: 4

Basement Area: Full

Suite: None

**Bathrooms**

1 2 Piece; Ensuite: N; Level: Bsmt

2 2 Piece; Ensuite: N; Level: Bsmt

3

4

5

6

7

8

Listing Broker(s): Prudential Sussex Realty

The Historic Christie House built in 1911 has elements of both the Craftsman and Queen Ann Styles. This significant heritage building in Upper Lonsdale has had major mechanical upgrades including: a new foundation and a full-height walk-out basement, perimeter drainage, sprinkler system, new wiring, plumbing and a cedar shingle roof. The main heritage features are the exterior architectural elements and the beautiful stained glass windows throughout. The interior however needs a complete renovation, this is an opportunity for the serious renovator. All offers are subject to the seller rezoning and subdividing the property.