

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

North Vancouver, Central Lonsdale
308 E 18TH ST, V7L 2X9

MLS# V829386

Residential Detached
Active



List Price: **\$930,000**

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	5	PID:	004-232-747
Depth/Size:	147.0	Bathrooms:	3	Type:	House/Single Famil
Lot Area SqFt:	7350.00	Full Baths:	3	Approx Yr Blt:	1913
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	97
Meas Type:	Feet	If New GST Incl:		Taxes:	\$4,143 (2009)
Flood Plain:		Zoning:	RS1		
View:	Y - MOUNTAINS FROM REAR DECK				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	3 Storey	Total Parking:	4	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Lane		
Foundation:	Other	Parking Facilities:	Garage; Single, Open		
Exterior:	Wood				
Rainscreen:	No	R/I Plumbing:	Yes	Dist to Public Trans:	1 BLK
Type of Roof:	Asphalt			Dist to School Bus:	
Renovations:		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:	Hot Water, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 2642 LT 25 BL 16 DL 550 LD 36
 Amenities:
 Site Influences: Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'	Above	Kitchen	16' X 14'			X
Main F.	Kitchen	15' X 12'	Above	Bedroom	15' X 10'			X
Main F.	Dining	14' X 13'	Above	Bedroom	10' X 10'			X
Main F.	Bedroom	12' X 11'	Above	Other	10' X 6'			X
Main F.	Bedroom	13' X 9'	Above	Entrance Hall	7' X 5'			X
Main F.	Bedroom	12' X 11'	Below	Storage	60' X 30'			X
Main F.	Entrance Hall	15' X 8'			X			X
Main F.	Eating Area	12' X 10'			X			X
Main F.	Laundry	12' X 8'			X			
Above	Living Room	10' X 10'			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,980	Total # Rooms:	16
Finished Floor Up SqFt:	820	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,800	Basement Area:	Full
			5
			6
Unfinished Floor:	1,750	Suite:	Unauthorized Suite
Grand Total Floor Area:	4,550		7
			8

Listing Broker(s): Prudential Sussex Realty

The Skelhorne Residence was built in 1913 and displays classic elements of the Italianate style with its paired eave brackets and double hipped roof. This lovely building is in need of a complete renovation; with over 4500 sq ft of space the possibilities are endless. The basement level is unfinished and essentially at grade. The main floor has 3 bedrooms, kitchen, living and dining rooms and there is a very livable 3 bedroom suite on the top floor. Viewing by appointment only.