

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

North Vancouver, VNVLL (Lower Lonsdale)
428 E 5TH ST

MLS # V754995

Residential Detached
Active



List Price: \$898,000

Complex/Subdiv: V7L 1M2
 Postal Code: V7L 1M2
 Frontage: 50.00 ft
 Depth/Size: 144 EFF
 Lot Area SqFt: 7,085
 Rear Yard Exp: North
 Meas Type: Feet
 Flood Plain: No
 Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Water
 View: Yes- CITY & MOUNTAIN VIEWS
 Type: HOUSE
 Approx Yr Blt: 1928
 Age at List Date: 81
 Zoning: RS1
 Taxes: \$3,314 /2008
 If New GST Incl:
 Occupancy: Owner

Style of Home: 2 Storey w/Bsmt.
 Construction: Frame - Wood
 Foundation: Concrete Perimeter
 Exterior: Stone / Wood
 Rainscreen: No
 Type of Roof: Asphalt
 Renovations: Partly
 Flooring: Hardwood/ Vinyl/Linoleum / Wall/Wall/Mixed
 Water Supply: City/Municipal
 Heat/Fuel: Forced Air
 No. of Fireplaces: 2
 Fireplace Fuel: Gas - Natural / Wood
 Outdoor Area: Balcony(s); Patio(s) or Deck(s) / Fenced Yard
 Pad Rental:
 Out Buildings: Garage Sz: 24 X 23 / Door Ht: 7 / Workshop Sz: 8 X 8
 Total Parking: 3
 Covered Parking: 2
 Parking Access: Lane
 Parking Facilities: Garage; Double
 Dist to Public Trans: 2 BLKS
 Possession: TBAU
 Title to Land: Freehold NonStrata
 Seller's Interest: Registered Owner /
 Mortgage Info: 0 /
 Dist to School Bus: 1 BLK
 Property Disclosure: Y
 Roughed in Plumb: N
 Fixtures Leas: No
 Fixt Removed: No

Legal: PL# 1063 LT 19 BL 11 DL 273 LD 37
 Amenities: Garden
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW / Drapes/Window Coverings / Free Standing F/P or Woodstove / Garage Door Opener / Storage Shed / Windows - Thermo
 Site Influences: Central Location / Lane Access / Paved Road / Private Yard / Recreation Nearby
 PID: 011-130-334

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'7 X 14'	Bsmt	Storage	18'3 X 11'3			X
Main F.	Kitchen	11'9 X 11'8	Bsmt	Laundry	16' X 13'			X
Main F.	Bedroom	11'3 X 10'2						X
Main F.	Dining	12'2 X 11'8						X
Main F.	Office	11'10 X 11'10						X
Above	Master Bedroom	14' X 13'						X
Above	Study	10'4 X 6'6						X
Above	Bedroom	13' X 10'10						X
Above	Bedroom	12'2 X 10'6						X
Bsmt	Recreation Room	20'5 X 12'8						X

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,095	Total # Rooms:	12	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	888	# Kitchens:	1	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	3		
Finished Floor Bsmt SqFt:	543	Crawl/Bsmt Height: 7' 6'2		4	
Total Finished Floor SqFt:	2,526	Basement Area:	Fully Finished, Partly Finished, Unfinished	5	
		Suite:	None	6	
Unfinished Floor:	423			7	
Grand Total Floor Area:	2,949			8	

Listing Broker(s): Prudential Sussex Realty

This 1928 Craftsman is in excellent condition with all of its beautiful heritage details intact. Features include: natural fir mouldings and doors, oak floors, original built-ins, stained glass, updated Marvin & North Star thermo pane wood windows throughout, 3 bdrms up, 1 bdrm on main, there is an office, study, double car garage/workshop, rec room, fully fenced yard and partial views of city & mountains.