

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

North Vancouver, Boulevard

MLS# V775773

Residential Detached

827 SUTHERLAND AV, V7L 4A2

Active



List Price: \$925,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 4	PID: 018-880-045
Depth/Size: 100	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 6011.00	Full Baths: 2	Approx Yr Blt: 1912
Rear Yard Exp: SW	Half Baths: 0	Age at List Date: 97
Meas Type: Feet	If New GST Incl:	Taxes: \$4,242 (2009)
Flood Plain:	Zoning: RS1	
View: N		

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

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing: No	Dist to Public Trans: 1 BLK
Type of Roof: Fibreglass		Dist to School Bus: 4 BLK
Renovations:	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: Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL LMP17871 LT E BLK 102 DL 550 LD 37

Amenities:

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

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Dishwasher, Fireplace Insert, Refrigerator, Security System, Smoke Alarm, Storage Shed, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'	Below	Living Room	12' X 11'			X
Main F.	Kitchen	17' X 9'10"	Below	Kitchen	10'10 X 8'			X
Main F.	Dining	14' X 13'	Below	Dining	11' X 7'6"			X
Main F.	Den	10'10 X 6'6"	Below	Office	11' X 8'			X
Main F.	Entrance Hall	10' X 6'8"	Below	Bedroom	12' X 10'			X
Main F.	Nook	10'10 X 6'10"	Below	Entrance Hall	8' X 7'6"			X
Above	Master Bedroom	14'8 X 14'						X
Above	Bedroom	14'7 X 12'2"						X
Above	Bedroom	11'10 X 11'2"						X
Above	Laundry	6'11 X 6'6"						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,026	Total # Rooms: 16	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt: 1,008	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Below
Finished Floor Down: 1,016	Finished Levels: 4	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 7'	4
Total Finished Floor SqFt: 3,050	Basement Area: Fully Finished	5
		6
Unfinished Floor: 540	Suite: Unauthorized Suite	7
Grand Total Floor Area: 3,590		8

Listing Broker(s): Prudential Sussex Realty

This gorgeous 1912 Colonial Revival is very unique with its cross-gambrel form of the Dutch Colonial style. Features include: front veranda with oversized columns, elaborate finishing details throughout, classic front entry with open staircase to second level, refinished fir floors, recent \$5000 bathroom updates, 3 large bedrooms & separate laundry up, stairs to unfinished attic, gorgeous light fixtures, large principal rooms on main floor, walk out basement with 2 bedroom suite, new perimeter drains & a high efficiency furnace. Great Grand Boulevard location. Open Sun July 12, 2-4.