



Presented by:
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Sold
R2661207
 Board: V
 1/2 Duplex

249 E 18TH STREET
 North Vancouver
 Central Lonsdale
 V7L 2X7

Residential Attached
\$1,599,000 (LP)
\$1,625,000 (SP)



Sold Date: **3/14/2022** If new, GST/HST inc?: **Yes** Original Price: **\$1,599,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1994**
 Frontage(feet): **44.00** Bathrooms: **3** Age: **28**
 Frontage(metres): **13.41** Full Baths: **2** Zoning: **DUPLEX**
 Depth / Size (ft.): **140** Half Baths: **1** Gross Taxes: **\$4,151.28**
 Sq. Footage: **6,154.00** P.I.D.: **019-171-765** For Tax Year: **2021**
 Flood Plain: **Yes** View: **No** Tax Inc. Utilities?: **No**
 Complex / Subdiv: Tour:
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Lane, Rear
Construction: Frame - Wood	Parking: Garage; Double	Dist. to Public Transit: NEAR	Dist. to School Bus: NEAR
Exterior: Wood	Title to Land: Freehold Strata	Property Disc.: Yes	
Foundation: Concrete Perimeter	Fixtures Leased: :		
Renovations: Partly	Reno. Year: 2018	Fixtures Rmvd: :	
# of Fireplaces: 1 R.I. Fireplaces:	Rain Screen:	Floor Finish: Hardwood, Laminate, Tile	
Fireplace Fuel: Gas - Natural	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing:		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **STRATA LOT 1, PLAN LMS1858, DISTRICT LOT 549, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **None**

Site Influences: **Central Location, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave**

Finished Floor (Main): 839	Units in Development:	Tot Units in Strata:	Locker:
Finished Floor (Above): 694	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$0.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes:		
Finished Floor (Total): 1,533 sq. ft.	Bylaws Restrictions: No Restrictions	# of Pets:	Cats: Dogs:
Unfinished Floor: 0	Restricted Age:		
Grand Total: 1,533 sq. ft.	# or % of Rentals Allowed: %		
Suite: None	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
Basement: Crawl	Short Term Lse-Details: YES		
Crawl/Bsmt. Ht: # of Levels: 2			
# of Kitchens: 1 # of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'3 x 12'8	x			1	Above	3	Yes
Main	Dining Room	12'5 x 10'11	x			2	Above	4	No
Main	Kitchen	9'11 x 9'6	x			3	Main	2	No
Main	Family Room	15'7 x 12'10	x			4			
Above	Master Bedroom	14'2 x 13'4	x			5			
Above	Bedroom	10'11 x 10'10	x			6			
Above	Bedroom	10'10 x 7'11	x			7			
			x			8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Location! Location! Location! Tremendous value in this very convenient and quiet Central Lonsdale location, these 3 bedrooms, 2.5-bathroom duplex is just a quick stroll to all amenities including shopping, schools, daycare, parks, recreation centres and transit. The bright updated kitchen and family room overlook a sun-drenched south facing backyard and patio while upstairs offers a spacious master bedroom with full ensuite. Other features include a large 2 car garage off the laneway, 6 1/2 year old roof, separate Livingroom with gas burning fireplace and NO strata fees. Fantastic value in a family friendly neighborhood.