



Presented by:
Tom Hassan
 Royal LePage Sussex - Tom Hassan
 Phone: 604-809-9777
<http://www.tomhassan.com>
tomhassan@gmail.com

Active **R2453585** **458 E 11TH STREET** Residential Detached
 Board: V North Vancouver **\$1,650,000** (LP)
 House/Single Family Central Lonsdale (SP) 
 V7L 2H2



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,650,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1930**
 Depth / Size: **147** Bathrooms: **2** Age: **90**
 Lot Area (sq.ft.): **7,350.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,002.09**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **014-622-467**
 Tour:

View: **Yes: Downtown City View**
 Complex / Subdiv: **Boulevard Central Lonsdale**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2015**
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Baseboard, Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit: **2 blocks** Dist. to School Bus: **8 blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 15, BLOCK 82, PLAN VAP1450, DISTRICT LOT 550, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT, NOW LANE**

Amenities:
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'6 x 8'7	Below	Bedroom	10'4 x 11'11			x
Main	Living Room	17'7 x 14'7	Below	Flex Room	9'9 x 7'11			x
Main	Dining Room	11'2 x 11'4	Below	Laundry	14'3 x 9'1			x
Main	Family Room	11'6 x 11'8						x
Main	Master Bedroom	12'4 x 11'8						x
Main	Bedroom	12'3 x 11'5						x
Main	Bedroom	10'2 x 8'7						x
Below	Living Room	10'7 x 15'5						x
Below	Kitchen	10'6 x 8'11						x
Below	Bedroom	10'5 x 11'3						x

Finished Floor (Main):	1,365	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	1,087	# of Levels:	2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	2,452 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	2,452 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Grand Boulevard 5 bedroom character home with city view. It just doesn't get better than this! Within 1 block off GB Park is this 1930s charmer w/ all the modern conveniences. Completely renovated to perfection with stylish kitchen w/ quartz countertops, new stainless steel appliances w/ connecting dining and family room. 3 bedrooms on main floor and oversized living room w/ nice view of Vancouver skyline. Perfect 2 bedroom mortgage helper w/ separate entrance and newer floors. Oversized 50 x 147 foot flat lot, spacious 2 car garage. Walking distance to Ridgeway Elementary and Sutherland Secondary schools. Property located on quiet street on the peak of a small hill giving views- all day sunshine. You will love this home! RS-1 zoning w/ coach house potential.