



Presented by:
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Active **R2516743** **1915 12TH STREET** Residential Detached
 Board: V West Vancouver **\$3,250,000** (LP)
 House/Single Family British Properties V7S 2T1 (SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$3,250,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1969**
 Depth / Size: Bathrooms: **3** Age: **51**
 Lot Area (sq.ft.): **13,654.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$6,982.81**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-015-370**
 Tour:
 View: **Yes: Bridge, City and Water**
 Complex / Subdiv: **British Properties**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water: **Y**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carpport; Multiple**
 Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 11, BLOCK 43, PLAN VAP11759, DISTRICT LOT CE #6, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 15'			x			x
Main	Dining Room	15' x 11'			x			x
Main	Kitchen	18' x 10'			x			x
Main	Family Room	18' x 11'			x			x
Main	Master Bedroom	16' x 12'			x			x
Below	Recreation	26' x 15'			x			x
Below	Bedroom	12' x 10'			x			x
Below	Bedroom	12' x 10'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,842	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes	Barn:
Finished Floor (Below):	1,321	# of Levels:	2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Bsmt	4	No	Pool:
Finished Floor (Total):	3,163 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	3,163 sq. ft.	Basement: Part		6				
				7				
				8				

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

Prime Lower British Properties with Panoramic Bridge-City and Water Views. This completely level 13,654 square foot corner lot features a well maintained 3 bedroom home with 3,163 square feet of living space. Strategically located within 2 blocks of Sentinel Secondary School, Hollyburn Club and a 5 minute drive to Collingwood or Mulgrave Private Schools. Perfect home for investors, renovation or build your dream estate as next door neighbour just sold for \$6.8M. This is a prime British Properties location within minutes from top schools and all of West Vancouver's amenities.