



Presented by:
Tom A Hassan
 Royal LePage Sussex-Tom Hassan
 Phone: 604-809-9777
 www.tomhassan.com
 tom@tomhassan.com

Active
R2130667
 Board: V
 House/Single Family

308 E 19TH STREET
 North Vancouver
 Central Lonsdale
 V7L 2Z3

Residential Detached
\$1,798,000 (LP)
 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,798,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1963**
 Depth / Size: **142** Bathrooms: **3** Age: **54**
 Lot Area (sq.ft.): **7,100.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,167.13**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **003-825-655**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage; Single, Visitor Parking**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP11323 LT J BLK 9A DL 549 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 13'0	Below	Storage	25' x 9'			x
Main	Dining Room	10'0 x 9'0			x			x
Main	Kitchen	16'0 x 9'0			x			x
Main	Family Room	18'0 x 10'0			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	12'0 x 10'0			x			x
Below	Bedroom	10'0 x 9'0			x			x
Below	Recreation	18'0 x 8'0			x			x
Below	Kitchen	10' x 9'			x			
Below	Living Room	10' x 9'			x			

Finished Floor (Main):	1,607	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	5	Yes	Barn:
Finished Floor (Below):	1,430	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Licensed Suite	3	Below	4	No	Pool:
Finished Floor (Total):	3,037 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	3,037 sq. ft.	Basement: Full	6				
		Beds not in Basement: 3	7				
			8				

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

Prime Central Lonsdale. This 3 bedroom home features 50 x 142 foot lot. You will love the oversized kitchen with connecting family room and spacious sundeck. 2 bedrooms on main floor with spacious master bedroom. Downstairs is large recreation room and lots of storage plus legal 1 bedroom registered suite. Potential for 2 more bedrooms, roughed in 4th bathroom in basement. Newer 2 car garage, large sundeck off the kitchen. Many updates over the years including family room master bedroom addition and exterior stucco. Great opportunity to live in desirable Central Lonsdale Boulevard area.