



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



Active Residential Attached
R2461635 **\$1,600,000** (LP)
 Board: V (SP)
 1/2 Duplex **236 W 18TH STREET**
 North Vancouver
 Central Lonsdale
 V7M 1W6



Sold Date: _____ Frontage (feet): _____ Original Price: **\$1,600,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2020**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **0**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **RT1**
 Flood Plain: _____ Full Baths: **3** Gross Taxes: **\$3,581.57**
 Council Apprv?: _____ Half Baths: **1** For Tax Year: **2019**
 Exposure: _____ Maint. Fee: _____ Tax Inc. Utilities?: _____
 If new, GST/HST inc?: **No** P.I.D.: **030-740-959**
 Mgmt. Co's Name: _____ Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: _____
 View: _____ : _____
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Rain Screen: _____ Renovations: _____ Water Supply: City/Municipal Fireplace Fuel: Electric Fuel/Heating: Electric Outdoor Area: Patio(s) Type of Roof: Asphalt	Reno. Year: _____ R.I. Plumbing: _____ Metered Water: _____ R.I. Fireplaces: _____ # of Fireplaces: 1	Total Parking: _____ Covered Parking: 1 Parking Access: Lane Parking: Garage; Single Dist. to Public Transit: _____ Locker: _____ Units in Development: _____ Dist. to School Bus: _____ Title to Land: Freehold NonStrata Total Units in Strata: _____ Property Disc.: Yes Fixtures Leased: _____ : _____ Fixtures Rmvd: No : _____ Floor Finish: Wall/Wall/Mixed
---	--	---

Maint Fee Inc: _____
 Legal: **LOT A, BLOCK 20, PLAN EPP83613, DISTRICT LOT 548, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: _____
 Site Influences: _____
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 6'	Below	Utility	7' x 7'			x
Main	Living Room	11'3 x 13'3			x			x
Main	Dining Room	10'9 x 10'8			x			x
Main	Kitchen	12'6 x 8'			x			x
Above	Master Bedroom	11'10 x 10'2			x			x
Above	Walk-In Closet	4'10 x 5'			x			x
Above	Bedroom	9'10 x 9'8			x			x
Below	Recreation Ro...	12' x 18'6			x			x
Below	Bedroom	10'3 x 9'11			x			x
Below	Den	10'5 x 8'3			x			x

Finished Floor (Main): 662 Finished Floor (Above): 505 Finished Floor (Below): 0 Finished Floor (Basement): 665 Finished Floor (Total): 1,832 sq. ft. Unfinished Floor: 0 Grand Total: 1,832 sq. ft.	# of Rooms: 11 # of Kitchens: 1 # of Levels: 3 Crawl/Bsmt. Height: _____ Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____ # or % of Rentals Allowed: _____ Bylaws: _____ Basement: Fully Finished	Bath 1 Main 2 No 2 Above 4 Yes 3 Above 4 Yes 4 Below 4 No 5 6 7 8	Outbuildings Barn: _____ Workshop/Shed: _____ Pool: _____ Garage Sz: _____ Grg Dr Ht: _____
---	---	---	--

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

Luxury has no limits in this 4 unit development in Central Lonsdale. 2 back to back duplex with separate titles. Brought to you by award winning Sheffield Design. Southside 3 bedrooms and den with 3 1/2 bathrooms, and 1,832 square feet on 3 levels. 2 spacious bedrooms up, main floor features open concept living, dining room, kitchen with walk-out french doors to patio and small level yard. Downstairs features recreation room, 3rd bedroom and full bathroom with additional flex room (den, exercise or storage room). Lane access with attached garages for all 4 units. Expected completion date is December 2020. This is a highly desirable location with a minutes walk to local parks and shopping on Lonsdale, Whole Foods and top rated schools.