



Presented by:
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Active
R2928579
Board: V
House/Single Family

957 SHAVINGTON STREET

North Vancouver
Calverhall
V7L 1K6

Residential Detached

\$1,868,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,868,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1964**
Frontage(feet): **50.00** Bathrooms: **2** Age: **60**
Frontage(metres): **15.24** Full Baths: **2** Zoning: **RS-1**
Depth / Size: **170x50x168** Half Baths: **0** Gross Taxes: **\$5,380.81**
Lot Area (sq.ft.): **8,450.00** Rear Yard Exp: **South** For Tax Year: **2023**
Lot Area (acres): **0.19** P.I.D.: **012-081-817** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Some harbour view**
Complex/Subdiv: **Calverhall**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco, Wood**

Foundation: **Concrete Perimeter**

Renovations: **Partly**

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas, Wood**

Fuel/Heating: **Natural Gas, Wood**

Outdoor Area: **Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year: **2020**

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **1 block**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus: **1 block**

Land Lease Expiry Year:

Legal: **LOT 32, BLOCK 9, PLAN VAP3875, DISTRICT LOT 272, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,156	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Foyer	10' x 3'7	Below	Laundry	16'9 x 8'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'4 x 14'4	Below	Utility	4'8 x 4'7	Main	4
Finished Floor (Below):	1,200	Main	Dining Room	10'4 x 10'2			x	Below	5
Finished Floor (Basement):	0	Main	Kitchen	14' x 9'			x		
Finished Floor (Total):	2,356sq. ft.	Main	Primary Bedroom	13'7 x 12'2			x		
Unfinished Floor:	0	Main	Bedroom	11'1 x 10'5			x		
Grand Total:	2,356sq. ft.	Main	Bedroom	10'5 x 8'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	11'5 x 8'			x		
		Below	Recreation Room	16'4 x 14'4			x		
		Below	Dining Room	10'4 x 10'2			x		
		Below	Kitchen	13' x 12'2			x		
		Below	Bedroom	14' x 11'9			x		
		Below	Storage	9'5 x 5'3			x		
Suite: Unauthorized Suite		Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions:							
Basement: Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 2								
# of Kitchens: 2	# of Rooms: 15								

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

Calling all Families! Fantastic 4 bedroom 2 level home located on the best 100 block in Lower Calverhall across the street from what will be North Van's newest school! Southside oversized 8,450 sq.ft. lot ripe for investors, builders, build a laneway house or just move in. Views to Burrard Inlet, Vancouver, 2nd Narrows Bridge and Burnaby. Many updates: 2 brand new kitchens and bathrooms, stainless steel appliances, quartz countertops, flooring, roof, windows. Complete privacy, level yard front and back, 2 car garage on lane. Family plan: 3 bedrooms upstairs, hardwood floors and laundry. Downstairs: 1+ bedroom suite with separate entrance and laundry. Fantastic Cloverley Park across the street w/ playground, tennis court, trails to Park Tilford Shopping. This is an amazing opportunity.