



Presented by:  
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**Active** **234 W 18TH STREET** Residential Attached  
**R2462593** North Vancouver Central Lonsdale V7M 1W6  
 Board: V **\$1,500,000 (LP)**  
 1/2 Duplex (SP)



Sold Date: Frontage (feet): Original Price: **\$1,500,000**  
 Meas. Type: **Feet** 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?: P.I.D.: **030-740-967**  
 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:

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

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

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 6'			x			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): <b>662</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>505</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement): <b>665</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>1,832 sq. ft.</b>	# or % of Rentals Allowed:			4	<b>Below</b>	<b>4</b>	<b>No</b>	Garage Sz:
	Bylaws:			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,832 sq. ft.</b>	Basement: <b>Fully Finished</b>			7				
				8				

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. Northside 3 bdrms and 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. Contact the Realtor regarding when presale will begin.**