



Presented by:

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Active
R2733092
Board: V
House/Single Family

205 W 28TH STREET

North Vancouver
Upper Lonsdale
V7N 2H9

Residential Detached

\$2,485,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,485,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2010
Frontage(feet): 33.00	Bathrooms: 4	Age: 12
Frontage(metres): 10.06	Full Baths: 3	Zoning: 0
Depth / Size: 122	Half Baths: 1	Gross Taxes: \$5,632.89
Lot Area (sq.ft.): 4,027.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.09	P.I.D.: 013-397-311	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Some City View		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Water Supply: City/Municipal		

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 22, BLOCK 240, PLAN VAP2837, DISTRICT LOT 545, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	887	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	876	Main	Foyer	6' x 5'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'8 x 16'1			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	15'9 x 13'5			x	Above 5
Finished Floor (Basement):	887	Main	Kitchen	13'1 x 10'8			x	Above 4
Finished Floor (Total):	2,650sq. ft.	Main	Office	11'6 x 10'6			x	Below 4
Unfinished Floor:	0	Above	Master Bedroom	16'2 x 14'4			x	
Grand Total:	2,650sq. ft.	Above	Bedroom	16'2 x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'4 x 12'6			x	
Suite:		Below	Living Room	16'8 x 9'10			x	
Basement: Fully Finished		Below	Kitchen	9'5 x 6'10			x	
Crawl/Bsmt. Height:	# of Levels: 3	Below	Bedroom	13'6 x 9'5			x	
# of Kitchens: 2	# of Rooms: 13	Below	Bedroom	12'2 x 10'11			x	
		Below	Utility	9'8 x 8'6			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Upper Lonsdale with City View. This 5 bedroom 3 level home is simple perfection. Constructed by North Shore's premium builders, Hartford Construction. This modern home features open plan living, dining, kitchen opening to beautiful covered patio with main floor office. Gourmet kitchen w/ granite countertops, stainless steel appliances, entertaining island. Upstairs you will love the 3 spacious bedrooms and master suite with balcony overlooking the city views. Extended family 2 bedroom accommodation down with kitchen, laundry and separate entrance with covered patio. 2 car garage and 1 open parking from the lane. Beautiful gardens surround this high quality built home that is sure to impress in this highly desirable Upper Lonsdale location on one of the quietest streets in the area.