



Presented by:

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**Active**  
**R2721395**

Board: V

1/2 Duplex

**2 657 W 14TH STREET**

North Vancouver

Central Lonsdale

V7M 1R3

Residential Attached

**\$2,175,000** (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View: **No**

Complex / Subdiv:

First Nation Reserve:

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **4**Bathrooms: **4**Full Baths: **3**Half Baths: **1**P.I.D.: **029-607-833**Original Price: **\$2,175,000**Approx. Year Built: **2015**Age: **7**Zoning: **MFD**Gross Taxes: **\$5,405.04**For Tax Year: **2021**

Tax Inc. Utilities?:

Tour: **Virtual Tour URL**Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Single**  
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **2 blocks**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Wall/Wall/Mixed**Legal: **STRATA LOT 2, BLOCK 67, PLAN EPS2917, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**Amenities: **Garden, In Suite Laundry**Site Influences: **Central Location, Cul-de-Sac, Lane Access, Recreation Nearby, Shopping Nearby**  
Features:Finished Floor (Main): **847**  
Finished Floor (Above): **819**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **830**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,496 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,496 sq. ft.**Units in Development: **2**  
Exposure:  
Mgmt. Co's Name: **Self Managed**  
Maint Fee: **\$215.47**  
Maint Fee Includes: **Gardening**Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Locker:

Suite:  
Basement: **Fully Finished**  
Crawl/Bsmt. Ht: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **12**Bylaws Restrictions: **No Restrictions**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **Yes**  
Short Term Lse-Details: **See City of North Vancouver Bylaws**

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'9 x 15'8	Below	Recreation Room	19'6 x 20'5	1	Main	2	No
Main	Dining Room	14'11 x 10'4	Below	Bedroom	8'8 x 8'10	2	Above	5	Yes
Main	Kitchen	12'10 x 18'10	Below	Laundry	8'10 x 6'	3	Above	4	No
Main	Family Room	6'11 x 9'5	Below	Utility	12'7 x 5'1	4	Below	3	No
Above	Master Bedroom	10'10 x 13'10			x	5			
Above	Walk-In Closet	6'2 x 5'5			x	6			
Above	Bedroom	10' x 12'8			x	7			
Above	Bedroom	9'8 x 12'8			x	8			

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

**Prime Central Lonsdale 4 bedroom duplex built by longtime quality North Shore Builder. Spacious floor plan with 2,496 sq.ft. on 3 levels. Top of the line finishings, open floorplan, 10 ft ceilings, stunning designer gourmet kitchen w/ quartz countertops, stainless steel appliances, elegant lighting and built-in surround sound. Oversized south facing private patio perfect for entertaining. Upstairs are 3 large bedrooms featuring stylish mbdm with spa like 5 piece ensuite and W/I closet. 2 additional bedrooms up make this the perfect family plan. Basement area boasts large recreation room with walk-out french doors, 4th bedroom with full bathroom and ample sized laundry room. Located steps away from top schools, parks, trails, recreation, shopping and transportation. Shows like new!**