



Presented by:  
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**Active**  
**R3023400**  
Board: V  
House/Single Family

**515 W 24TH STREET**  
North Vancouver  
Central Lonsdale  
V7M 2E2

Residential Detached  
**\$1,495,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,495,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1955</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>2</b>	Age: <b>70</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>1</b>	Zoning: <b>RS1</b>
Depth / Size: <b>135</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$5,445.63</b>
Lot Area (sq.ft.): <b>6,750.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>011-631-171</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Rancher/Bungalow w/ Bsmt.</b>	Total Parking:	Covered Parking:	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Stucco, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus: <b>2 blocks</b>	
	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
Renovations:	Property Disc.: <b>Yes</b>		
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Wood</b>			
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: <b>No :</b>		
Outdoor Area: <b>Sundeck(s)</b>			
Type of Roof: <b>Asphalt</b>	Floor Finish: <b>Wall/Wall/Mixed</b>		

Legal: **LOT 14, BLOCK 211, PLAN VAP1364, DISTRICT LOT 544, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Ski Hill Nearby**

Features:

Finished Floor (Main):	1,008	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'7 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 4
Finished Floor (Below):	940	Main	Kitchen	10'9 x 10'2			x	Below 2
Finished Floor (Basement):	0	Main	Eating Area	10'9 x 6'5			x	
Finished Floor (Total):	1,948sq. ft.	Main	Primary Bedroom	13'8 x 10'6			x	
Unfinished Floor:	0	Main	Bedroom	10'7 x 10'1			x	
Grand Total:	1,948sq. ft.	Below	Recreation Room	16'8 x 9'2			x	
		Below	Flex Room	12'5 x 9'			x	
		Below	Bedroom	12'5 x 11'4			x	
		Below	Bedroom	11'2 x 9'1			x	
		Below	Flex Room	11'0 x 7'6'			x	
		Below	Laundry	7'1 x 6'5			x	
				x			x	
Suite:								
Basement:Part								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

**Hotter than Hot! Central Lonsdale Development Opportunity. 4 bedroom 2 level bungalow on southside of the street makes this the perfect property for renovation or build new. RS-1 zoning, 50 x 135 foot lot (6,750 square feet), South facing, buildable (0.5 FAR), potential for secondary suite and laneway house. Fantastic quiet side of W.24th and child and pet safe cul-de-sac location. First time on the market in many years. House could easily be renovated with 2 bedrooms 1 bathroom on main floor and 2 bedroom in basement with 2 piece bathroom and separate entrance but treat as land value. Within walking distance to Westview Shopping Centre, Carson Graham High School and local parks and trails. Please notify Listing Realtor regarding access and do not walk property without an appointment.**