



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan

Phone: 604-809-9777

http://www.tomhassan.com

tomhassan@gmail.com

**Active**
R2729973

Board: V

1/2 Duplex

1 236 W 18TH STREET

North Vancouver

Central Lonsdale

V7M 1W6

Residential Attached

\$2,098,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

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: **3**Bathrooms: **4**Full Baths: **3**Half Baths: **1**P.I.D.: **031-411-541**Original Price: **\$2,098,000**Approx. Year Built: **2021**Age: **1**Zoning: **MFD**Gross Taxes: **\$4,000.00**For Tax Year: **2021**

Tax Inc. Utilities?:

Tour:

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

Renovations:

of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Electric**Fuel/Heating: **Electric**Outdoor Area: **Fenced Yard, Sundeck(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:

Dist. to School Bus:

Title to Land: **Freehold Strata**Property Disc.: **Yes**Fixtures Leased: **No :**Fixtures Rmvd: **No :**

Floor Finish:

Legal: **STRATA LOT 1, PLAN EPS7710, DISTRICT LOT 548, 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 V**Amenities: **None**

Site Influences:

Features:

Finished Floor (Main): **662**
 Finished Floor (Above): **505**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **665**
 Finished Floor (Total): **1,832 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,832 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name:
 Maint Fee: **\$0.00**
 Maint Fee Includes:

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: **10**

Bylaws Restrictions: **Rentals Allowed**

Restricted Age:

of Pets:

Cats:

Dogs:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: **Yes**

Short Term Lse-Details:

Follow all City of North Van Bylaws

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

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

Luxury has no limits in this stylish 3 bedroom duplex in Central Lonsdale. Brought to you by award winning Sheffield Design this showcase unit is so beautifully finished the builder of this unit moved in and custom upgraded it. 3 bedrooms 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 south facing patio and level fenced yard. Downstairs: recreation/media room, 3rd bedroom or home office and full bathroom. Features: Hardie plank siding, heat pump for AC, EV charger in 1 car garage, full blinds, blond oak hardwood, quartz counters, top of the line stainless steel appliances and even a small view of the city! Lane access with private EV garage. Walk everywhere!