



Michele Cummins - PREC

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Active
R2426035
Board: V
1/2 Duplex

384 E 4TH STREET
North Vancouver
Lower Lonsdale
V7L 1J2

Residential Attached
\$1,198,000 (LP)
(SP)



Sold Date:	Frontage (feet): 49.00	Original Price: \$1,198,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1959
Depth / Size (ft.): 139	Bedrooms: 3	Age: 61
Lot Area (sq.ft.): 6,991.33	Bathrooms: 2	Zoning: RT-1
Flood Plain:	Full Baths: 2	Gross Taxes: \$4,000.39
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee:	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 004-015-347
Mgmt. Co's Name:		Tour:
Mgmt. Co's Phone:		
View:		
Complex / Subdiv:		
Services Connected: Community, Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking:	Parking Access: Rear
Construction: Frame - Wood	Parking: Open		
Exterior: Fibre Cement Board	Reno. Year:	Locker:	
Foundation: Concrete Perimeter	R.I. Plumbing:	Dist. to School Bus: near	Total Units in Strata:
Rain Screen:	Metered Water:	Title to Land: Freehold NonStrata	
Renovations:	R.I. Fireplaces:	Property Disc.: No	
Water Supply: City/Municipal	# of Fireplaces: 1	Fixtures Leased: :	
Fireplace Fuel: Electric		Fixtures Rmvd: :	
Fuel/Heating: Baseboard, Hot Water		Floor Finish:	
Outdoor Area: None			
Type of Roof: Asphalt			

Maint Fee Inc:
Legal: **STRATA LOT 2, PLAN VAS432, DISTRICT LOT 274, 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**

Amenities:
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'7 x 8'9			x			x
Main	Dining Room	11'4 x 7'3			x			x
Main	Family Room	15'3 x 13'8			x			x
Main	Bedroom	13'8 x 8'5			x			x
Below	Bedroom	9'0 x 11'0			x			x
Below	Kitchen	10'0 x 12'0			x			x
Below	Dining Room	5'8 x 8'8			x			x
Below	Family Room	15'8 x 11'4			x			x
Below	Bedroom	10'0 x 11'1			x			x
		x			x			x

Finished Floor (Main): 851	# of Rooms: 9	# of Kitchens: 2	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 893	Restricted Age:			2	Below	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,744 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws:			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,744 sq. ft.	Basement: Fully Finished			7				
				8				

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.**

COURT ORDERED SALE: Nicely updated Half Duplex. Great opportunity to get into Lower Lonsdale at a very affordable price. Offering spacious open floor plan with tasteful upgrades throughout. A bright large family room with cozy fireplace welcomes you, dining area with vaulted ceiling, and a kitchen with beautiful quartz counter-tops. Water and some downtown views from both levels. Walking distance to new shipyards, summer night markets, restaurants, transits, and schools.