



Presented by:
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Active
R2016376

Board: V
 House/Single Family

1092 CALVERHALL STREET

North Vancouver
 Calverhall
 V7L 1Y3

Residential Detached

\$798,000 (LP)

(SP)



Sold Date:	Frontage (feet):	73.00	Original Price: \$798,000
Depth / Size (ft.): 93 IRR LOT	Bedrooms:	3	Approx. Year Built: 1987
Lot Area (sq.ft.): 3,487.00	Bathrooms:	3	Age: 28
Flood Plain:	Full Baths:	1	Zoning: RSKL
Rear Yard Exp:	Half Baths:	2	Gross Taxes: \$4,504.05
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 006-709-877

View: **Yes: Partial view of water**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Dist. to Public Transit: **close** Dist. to School Bus: **close**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Other**

Legal: **PL VAP2919 LT 13 BLK 20 DL 553 LD 36**

Amenities:

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'			x			x
Main	Dining Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Above	Master Bedroom	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	755	# of Rooms:	6	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	690	# of Kitchens:	1	1		Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2		Above	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3		Above	3	No	Pool:
Finished Floor (Total):	1,445 sq. ft.	Crawl/Bsmt. Height:		4					Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5					Door Height:
Grand Total:	1,445 sq. ft.	Basement: Crawl		6					
				7					
				8					

Listing Broker(s): **Angell Hasman & Assoc.Rlty.Ltd**

Great starter home and excellent opportunity for either First Time Buyer or Investor. The home is located on a quiet cul-de-sac close to Brooksbank Elementary School and major amenities such as Park and Tilford Shopping Centre. P