



Presented by:  
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**Active**  
**R2021772**

Board: V  
House/Single Family

**1604 GRAND BOULEVARD**

North Vancouver  
Boulevard  
V7L 3Y1

Residential Detached

**\$1,190,000** (LP)

(SP)



|                                    |                  |              |                                    |
|------------------------------------|------------------|--------------|------------------------------------|
| Sold Date:                         | Frontage (feet): | <b>54.00</b> | Original Price: <b>\$1,190,000</b> |
| Depth / Size (ft.): <b>140</b>     | Bedrooms:        | <b>4</b>     | Approx. Year Built: <b>1953</b>    |
| Lot Area (sq.ft.): <b>7,560.00</b> | Bathrooms:       | <b>2</b>     | Age: <b>62</b>                     |
| Flood Plain:                       | Full Baths:      | <b>2</b>     | Zoning: <b>RS-1</b>                |
| Rear Yard Exp: <b>East</b>         | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$4,545.57</b>     |
| Approval Req?:                     |                  |              | For Tax Year: <b>2015</b>          |
| If new, GST/HST inc?:              |                  |              | Tax Inc. Utilities?: <b>No</b>     |
|                                    |                  |              | P.I.D.: <b>014-198-827</b>         |

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **1 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane, Side**  
Parking: **Carport; Multiple**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata**  
Seller's Interest: **Court Ordered Sale**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL VAP1904 LT6 BLK36 DL550 LD36 GROUP 1 AMD SEE 307110L**

Amenities:

Site Influences:  
Features:

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 0'00 x 0'00 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 0'00 x 0'00 |       |      | x          |       |      | x          |
| Main  | Kitchen        | 0'00 x 0'00 |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 0'00 x 0'00 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 0'00 x 0'00 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 0'00 x 0'00 |       |      | x          |       |      | x          |
| Bsmt  | Recreation     | 0'00 x 0'00 |       |      | x          |       |      | x          |
| Bsmt  | Bedroom        | 0'00 x 0'00 |       |      | x          |       |      | x          |
| Bsmt  | Laundry        | 0'00 x 0'00 |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      |            |

|                            |                      |                            |                                |      |  |       |             |           |                |
|----------------------------|----------------------|----------------------------|--------------------------------|------|--|-------|-------------|-----------|----------------|
| Finished Floor (Main):     | <b>1,288</b>         | # of Rooms:                | <b>9</b>                       | Bath |  | Floor | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens:             | <b>1</b>                       | 1    |  | Main  | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels:               | <b>2</b>                       | 2    |  | Bsmt  | <b>4</b>    | <b>No</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>1,208</b>         | Suite:                     |                                | 3    |  |       |             |           | Pool:          |
| Finished Floor (Total):    | <b>2,496 sq. ft.</b> | Crawl/Bsmt. Height:        |                                | 4    |  |       |             |           | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>1</b> | Beds not in Basement: <b>3</b> | 5    |  |       |             |           | Door Height:   |
| Grand Total:               | <b>2,496 sq. ft.</b> | Basement: <b>Full</b>      |                                | 6    |  |       |             |           |                |
|                            |                      |                            |                                | 7    |  |       |             |           |                |
|                            |                      |                            |                                | 8    |  |       |             |           |                |

Listing Broker(s): **Park Georgia Realty Ltd.**

**One of the BEST LOCATIONS in North Vancouver, located on the desirable GRAND BOULEVARD with lovely views of Park and surrounding Mountains. Attention BUILDERS or INVESTORS - a perfect opportunity to build, renovate or hold. 54 x 140 / 7840 sq. ft. Potential to renovate a 2500 sq. ft. home. Catchment of Queensbury elementary and Sutherland Secondary. Selling for lot value - DO NOT walk on property as it is tenanted! Walk to schools, shopping and transportation.**