

Presented by:
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North Vancouver, Indian Arm
5 BRIGHTON BE, VOV OVO

MLS# V1059506

Residential Detached
Active



List Price: \$229,000

Complex/Subdiv: BRIGHTON BEACH

Frontage: 110.00 ft	Bedrooms: 4	PID: 000-000-000
Depth/Size: 125	Bathrooms: 1	Type: House/Single Family
Lot Area SqFt: 13750.00	Full Baths: 1	Approx Yr Blt: 1960
Rear Yard Exp:	Half Baths: 0	Age at List Date: 54
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$137 (2013)
Flood Plain:	Zoning: SF	
View: Y - OCEAN & MOUNTAIN VIEW		
Serv. Connected: Electricity, Septic, Water		

Style of Home: 1 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Front	
Foundation: Other	Parking Facilities: Other	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Torch-On		Dist to School Bus:
Renovations:	Reno Year:	Possession: TBA
Flooring: Mixed		Title to Land: Undivided Interest
Water Supply: Community		Seller's Interest: Court Ordered Sale
Heat/Fuel: Electric, Wood		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Sundeck(s), Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL VAP17172 LT 1 BLK D DL 812 LD 36 GROUP 1. LOT 1 BLOCK D DISTRICT LOT 812 PLAN 17172
 Amenities: Garden, In Suite Laundry, Workshop Attached, Storage
 Site Influences: Waterfront Property, Treed, Marina Nearby, Recreation Nearby, Rural Setting, Shopping Nearby
 Features Incl: Clothes Washer/Dryer, Drapes/Window Coverings, Free Standing F/P or Woodstove, Microwave, Refrigerator, Smoke Alarm, Storage Shed, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 18'			X			X
Main F.	Dining	15' X 7'			X			X
Main F.	Kitchen	9' X 12'			X			X
Main F.	Master Bedroom	16' X 10'			X			X
Main F.	Bedroom	11' X 10'			X			X
Main F.	Bedroom	7' X 8'			X			X
Main F.	Bedroom	7' X 8'			X			X
Main F.	Mud Room	6' X 8'			X			X
Main F.	Storage	8' X 10'			X			
Main F.	Workshop	6' X 11'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,300	Total # Rooms: 10	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,300	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,300		8

Listing Broker(s): RE/MAX Crest Realty, Sutton Grp-West Coast Realty

BOAT ACCESS ONLY! Welcome to Brighton Beach just minutes from Deep Cove up Indian Arm boasting incredible close up ocean & mountain views. This property has Hydro, phone & Internet hookup. Year round living or the perfect family getaway cottage. Sleeps 12. Relax on the 980 sq ft sun drenched wrap around deck while the eagles soar above. Catch fish/crab right off the brand new dock, take a hike or lay on your private beach. Very pet friendly community and all reasonable offers considered. Bonus: All furnishings may be included in purchase price! Please note: Must be accompanied by a REALTOR (tm) to view this stunning waterfront community.

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North Vancouver, Central Lonsdale
443 W 15TH ST, V7M 1S7

MLS# V1093451

Residential Detached
Active



List Price: \$1,060,900

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	6	PID:	014-852-730
Depth/Size:	140	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	7000.00	Full Baths:	3	Approx Yr Blt:	1926
Rear Yard Exp:	S	Half Baths:	1	Age at List Date:	88
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,339 (2014)
Flood Plain:		Zoning:	SF		

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	NEAR
Type of Roof:	Tar & Gravel, Wood			Dist to School Bus:	NEAR
Renovations:		Reno Year:		Possession:	TBD
Flooring:				Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - AS IS WHERE IS
Fireplace Fuel:	Electric			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP1062 LT 5 BLK 46 DL 271 LD 36 GROUP 1.

Amenities:

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	25'2 X 10'11	Below	Bedroom	10'9 X 9'8			X
Main F.	Dining	11'9 X 9'0	Below	Bedroom	11'2 X 10'7			X
Main F.	Kitchen	10'7 X 9'2	Below	Den	12'7 X 6'6			X
Main F.	Family Room	15'4 X 11'7	Below	Living Room	19'1 X 7'7			X
Main F.	Eating Area	12'1 X 7'10	Below	Other	15'5 X 11'2			X
Above	Master Bedroom	13'3 X 10'1	Below	Laundry	12'5 X 8'5			X
Above	Bedroom	14'4 X 11'10			X			X
Above	Bedroom	14'4 X 8'10			X			X
Above	Bedroom	10'7 X 9'1			X			
Above	Den	10'4 X 9'0			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,265
 Finished Floor Up SqFt: 1,050
 Finished Floor Down: 1,050
 Finished Floor Bsmt SqFt: 0
 Total Finished Floor SqFt: 3,365

Total # Rooms: 16
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Full

Bathrooms

1 3 Piece; Ensuite: N; Level: Main F.
 2 4 Piece; Ensuite: N; Level: Above
 3 1 Piece; Ensuite: Y; Level: Above
 4 4 Piece; Ensuite: N; Level: Below
 5
 6
 7
 8

Unfinished Floor: 0
 Grand Total Floor Area: 3,365

Listing Broker(s): RE/MAX Rossetti Realty

Well maintained and updated family sized home on a south facing city view lot in a convenient Central Lonsdale location. The 3300 sq foot home was substantially renovated and added onto in 1970 and offers an open plan main with recently updated sparkling white kitchen with granite counters. Adjacent to the kitchen is a bright family room opening onto a south facing deck perfect for summer entertaining or enjoying the city and harbour views. Completing the main is a family room, spacious living/dining room, and a pantry. Up offers 4 bedrooms and a den. The lower level offers the potential for a self-contained one to two bedroom suite. Professionally landscaped fenced lot. Coach house potential. As Is Where Is

Tax Report - 443 W 15TH Street
Record Updated - 12/11/2014

Jurisdiction 221-NORTH VANCOUVER - CIT Roll Number 046005000 Property ID 014-852-730
Property Addr 443 W 15TH ST
Municipality CN-CITY OF NORTH VANCOUV Board Code V
Neighborhood 020-MAHON
Area VNV-North Vancouver
Sub Area VNVCL-Central Lonsdale
Gross Taxes \$4339.13 (2014) More PID's
Water Conn
Tax Amount Updated - 12/11/14

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

** NOT AVAILABLE **

443 15TH ST W
NORTH VANCOUVER BC

V7M 1S7

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP1062	5	46	271	36				
Legal Description	PL VAP1062 LT 5 BLK 46 DL 271 LD 36							

Land & Building Information

Width	Depth	Lot Size	7000 SQUARE FEET
Land Use		Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	2 ST SFD AFTER 1930 STANDARD	Zoning	
BCAA Data Updated - 03/04/14			

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$778,000	Gross Land	\$778,000	Gross Land	\$778,000
Improvement	\$128,000	Gross Improve	\$128,000	Gross Improve	\$128,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$906,000	Municipal Total	\$906,000	School Total	\$906,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
08/12/2009	\$955,000	CA1223846	IMPRV SINGLE PROP CASH TRANSAC
04/15/2009	\$744,300	BB1061888	REJECT NOT SUITED SALE ANALYSIS
12/01/2000	\$340,000	BP290258	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 2:13 PM