



Presented by:
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Active
R2831797
Board: V
House/Single Family

404 SOMERSET STREET

North Vancouver
Upper Lonsdale
V7N 1G3

Residential Detached

\$4,400,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,400,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1912**
Frontage(feet): **157.00** Bathrooms: **3** Age: **112**
Frontage(metres): **47.85** Full Baths: **1** Zoning: **RES**
Depth / Size: **IRR** Half Baths: **2** Gross Taxes: **\$18,487.14**
Lot Area (sq.ft.): **17,391.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.40** P.I.D.: **012-123-838** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: PANORAMIC**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 25 AMD, BLOCK 235, PLAN VAP3835, DISTRICT LOT 546, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXPL PL VAP5649**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Finished Floor (Main):	1,644	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,847	Main	Foyer	23'7 x 8'8	Below	Mud Room	16'1 x 6'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Great Room	32'0 x 15'11	Below	Laundry	15'0 x 8'1	Main	2
Finished Floor (Below):	1,191	Main	Kitchen	16'1 x 14'5	Below	Flex Room	10'3 x 8'4	Above	4
Finished Floor (Basement):	0	Main	Dining Room	16'1 x 15'9	Bsmt	Utility	21'4 x 8'0	Below	2
Finished Floor (Total):	4,682sq. ft.	Above	Primary Bedroom	16'1 x 13'10			x		
Unfinished Floor:	426	Above	Walk-In Closet	9'11 x 4'3			x		
Grand Total:	5,108sq. ft.	Above	Bedroom	13'8 x 10'7			x		
		Above	Bedroom	16'1 x 14'10			x		
		Above	Study	15'11 x 15'1			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Conservatory	24'8 x 11'11			x		
Suite:		Below	Recreation Room	21'2 x 7'6			x		
Basement:Fully Finished		Below	Games Room	15'8 x 15'5			x		
		Below	Bedroom	13'7 x 8'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens:1	# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Crest Realty**

Prime trophy location with panoramic city and mountain views. Enormous 17,000 sqft subdivided lot offers versatile development potential, ideal for two single-family homes or a modern multifamily project. A dream for builders and heritage restoration enthusiasts, this 1912 Edwardian classic stands as a significant, solid structure. The expansive home boasts a grand great room, cross hall, formal dining room and an elegant fir banister-adorned staircase. Upstairs, you'll find three bedrooms, a study, and a unique "crow's-nest" room with sweeping city and Lions Gate Bridge views. The lower level features the original billiard and hobby rooms, plus guest quarters. With two PID's this is a rare land offering. Listed way below assessment value (\$ 4,731 000). Call for more details.