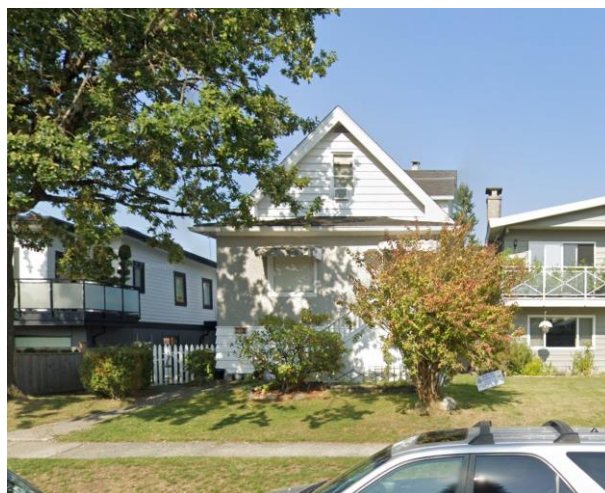


216 E. 18th Street Offered at \$1,799,000



Don't miss this duplex RT1 ZONED property in a prime location just off Grand Boulevard. Incredible opportunity on this level, quiet street. Existing house has little value but could be renovated for rental. Value is mainly in land. Please call for more information.



ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2843171
 Board: V
 House/Single Family

216 E 18TH STREET

North Vancouver
 Central Lonsdale
 V7L 2X6

Residential Detached

\$1,799,000 (LP)(SP) 

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,799,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1914**
 Frontage(feet): **33.00** Bathrooms: **3** Age: **110**
 Frontage(metres): **10.06** Full Baths: **3** Zoning: **RT-1**
 Depth / Size: **146** Half Baths: **0** Gross Taxes: **\$5,162.66**
 Lot Area (sq.ft.): **4,818.00** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.11** P.I.D.: **014-206-455** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: _____
 View: _____ : _____
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: _____
 Rain Screen: **No**
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: _____ Covered Parking: _____ Parking Access: _____
 Parking: **None**
 Driveway Finish: _____
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 Property Disc.: **Yes**
 Fixtures Leased: **No** : _____
 Fixtures Rmvd: **No** : _____
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 12, BLOCK 17, PLAN VAP1921, DISTRICT LOT 549, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 1**

Amenities:

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

Features:

Finished Floor (Main):	1,089	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	465	Main	Living Room	0'0 x 0'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	0'0 x 0'0			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	0'0 x 0'0			x	Above 3
Finished Floor (Basement):	545	Main	Den	0'0 x 0'0			x	Below 4
		Main	Laundry	0'0 x 0'0			x	
Finished Floor (Total):	2,099sq. ft.	Above	Bedroom	0'0 x 0'0			x	
Unfinished Floor:	0	Above	Bedroom	0'0 x 0'0			x	
Grand Total:	2,099sq. ft.	Above	Bedroom	0'0 x 0'0			x	
		Below	Bedroom	0'0 x 0'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	0'0 x 0'0			x	
Suite:							x	
Basement: None							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 10	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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BRG



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