



212 W. 5<sup>th</sup> Street  
Offered at \$1,898,000



Beautiful views are enjoyed from this gorgeous strata DETACHED home situated in the heart of Lower Lonsdale. This 3 level, 4 bedroom home offers a very spacious 1,988 sq. ft. of living space, beautiful hardwood floors, 9 foot ceilings on the main floor and large patios. Incredible value for a detached home at a townhouse price. Easy care self-managed property just steps to all the incredible amenities of Lower Lonsdale.



**ERIC CHRISTIANSEN**  
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**604-312-9999**  
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1




**Active**  
**R2981361**  
 Board: V  
 House/Single Family

**212 W 5TH STREET**

North Vancouver  
 Lower Lonsdale  
 V7M 1K1

Residential Detached

**\$1,898,000** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,898,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2017**  
 Frontage(feet): **50.00** Bathrooms: **4** Age: **8**  
 Frontage(metres): **15.24** Full Baths: **3** Zoning: **CD-664**  
 Depth / Size: **120** Half Baths: **1** Gross Taxes: **\$5,392.39**  
 Lot Area (sq.ft.): **6,000.00** Rear Yard Exp: For Tax Year: **2024**  
 Lot Area (acres): **0.14** P.I.D.: **030-349-427** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: **Yes: City & Ocean**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary 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: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 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: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT A, PLAN EPS4706, DISTRICT LOT 548, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **None**

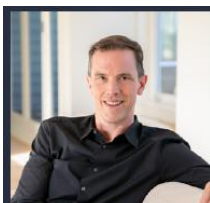
Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	610	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	670	Main	Foyer	5'8 x 6'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'8 x 16'0			x	Main 2
Finished Floor (Below):	708	Main	Dining Room	16'0 x 8'7			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	12'7 x 11'7			x	Above 4
Finished Floor (Total):	1,988 sq. ft.	Above	Primary Bedroom	15'11 x 14'11			x	Below 3
Unfinished Floor:	0	Above	Bedroom	9'0 x 8'6			x	
Grand Total:	1,988 sq. ft.	Above	Bedroom	11'3 x 9'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	5'7 x 5'0			x	
Suite:		Below	Bedroom	12'9 x 10'3			x	
Basement: <b>Fully Finished</b>		Below	Recreation Room	10'4 x 10'1			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Below	Family Room	18'9 x 8'3			x	
# of Kitchens: <b>1</b>	# of Rooms: <b>12</b>	Below	Laundry	12'1 x 4'10			x	
				x			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions: <b>No Restrictions</b>						

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

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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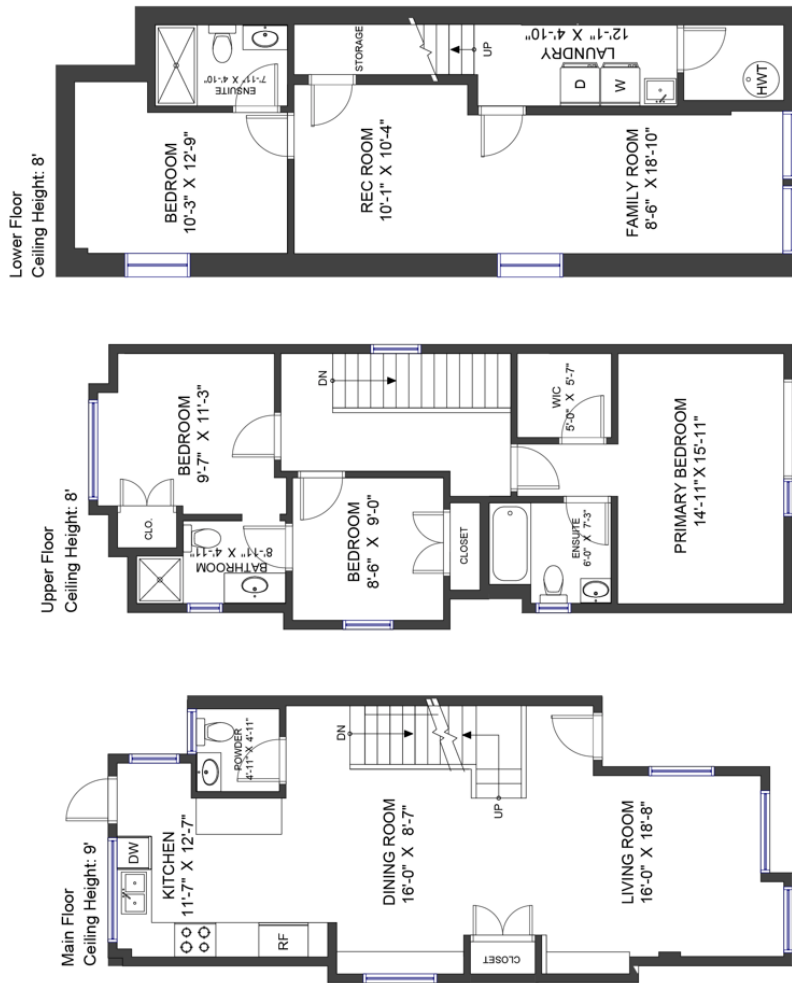
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BRG

212 5th Street W  
North Vancouver, BC

LIVING AREA	1,988 SF
MAIN FLOOR	610 SF
LOWER FLOOR	670 SF
UPPER FLOOR	708 SF



Valid Until: March 23, 2026

All dimensions are approximate and not suitable for architectural construction use.  
This is not a contract. The floor plan is for informational purposes only. It is not to be used for insurance.  
Total square footage might be kept consistent with strata plan. It might include unfinished area.  
We have no guarantee or warranty of the degree of room titles. Area is calculated per ANSI Z765-2003 method.

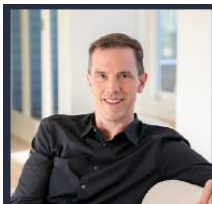


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