

# RALPH MAGLIERI

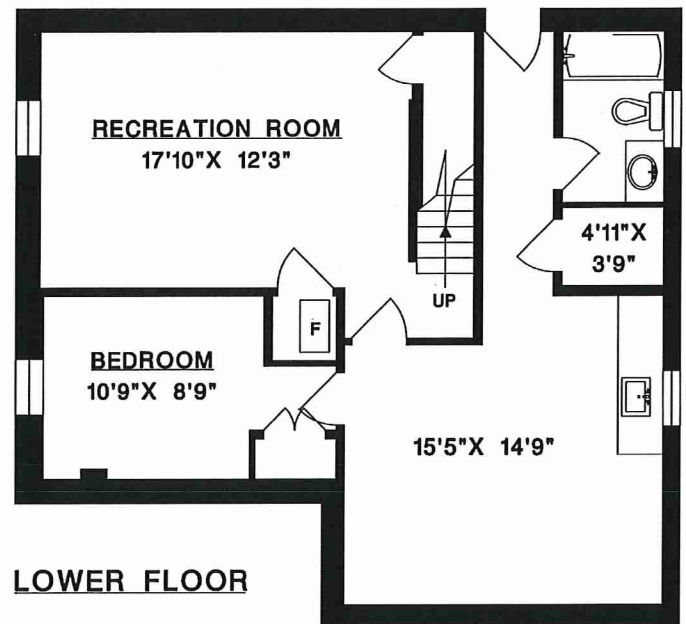
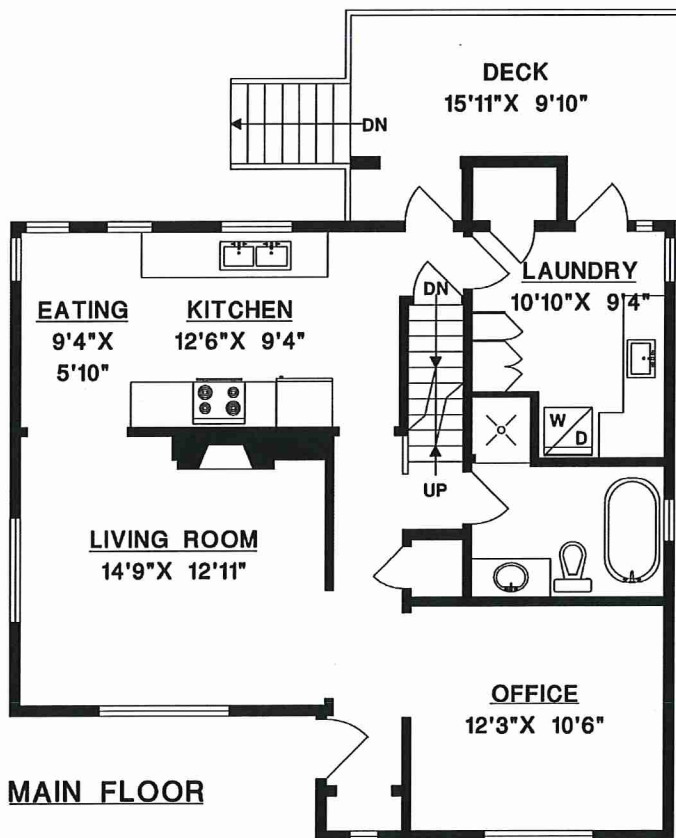
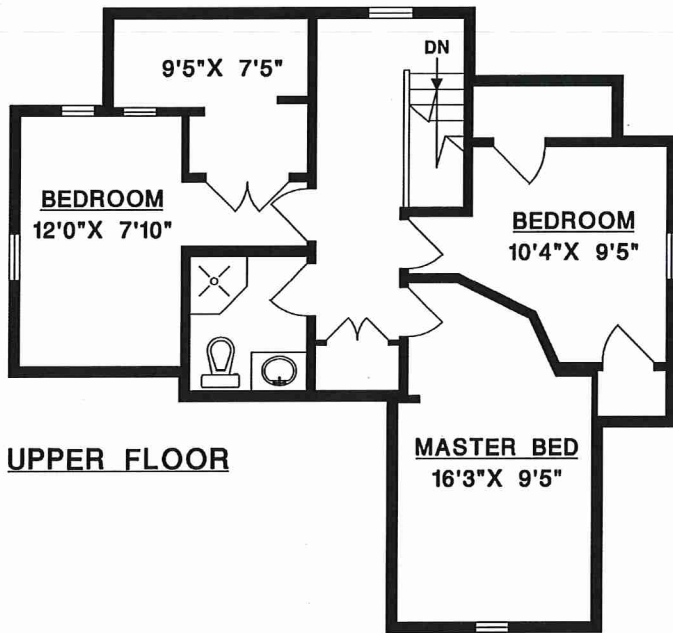
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TOP 1% OF ALL REALTORS® - REAL ESTATE BOARD OF GREATER VANCOUVER

604 961 9255



## 365 EAST 14TH STREET NORTH VANCOUVER

MAIN FLOOR	881 SQ.FT.
UPPER FLOOR	610 SQ.FT.
LOWER FLOOR	866 SQ.FT.
<b>TOTAL</b>	<b>2,357 SQ.FT.</b>
DECK	150 SQ.FT.



Active  
R2207982

Board: V, Attached  
1/2 Duplex

### 365 E 14TH STREET

North Vancouver  
Central Lonsdale  
V7L 2N7

\$1,688,000 (LP)

(SP)



NO IMAGE  
AVAILABLE

DOM: 0 List Date: 9/20/2017 Expiry Date: 1/2/2018  
Prev. Price: \$0 Original Price: \$1,688,000 Sold Date:  
Meas. Type: Feet Frontage (feet): 60.00 Approx. Year Built: 1941  
Depth/Size: 147 Frontage (metres): 18.29 Age: 76  
Sq. Footage: 0.00 Bedrooms: 4 Zoning: SFD  
Flood Plain: Bathrooms: 3 Gross Taxes: \$0.00  
Exposure: Full Baths: 3 For Tax Year: 0  
If new, GST/HST inc?: Half Baths: 0 Tax Inc. Utilities?:  
P.I.D.: 008-360-669 Council Apprv?: Maint. Fee: \$0.00  
View: No : Tour:  
Mgmt. Co's Name: Mgmt. Co #:  
Complex / Subdiv:  
Services Connctd: Community

Style of Home: 2 Storey w/Bsmt.  
Construction: Frame - Wood  
Exterior: Stucco  
Foundation: Concrete Perimeter  
Rain Screen:  
Renovations: Substantially Rebuilt  
Water Supply: City/Municipal  
Fireplace Fuel: Electric  
Fuel/Heating: Forced Air  
Outdoor Area: Balcn(y)s Patio(s) Dck(s)  
Type of Roof: Asphalt

Reno. Year: 2016  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: 1

Total Parking: 1 Covered Parking: 1 Parking Access: Lane  
Parking: Garage; Single  
Locker:  
Dist. to School Bus: 1 BLOCK  
Total Units in Strata:  
Dist. to Public Transit: 1 BLOCK  
Units in Development:  
Title to Land: Freehold Strata  
Seller's Interest: Registered Owner  
Property Disc.: Yes:  
Fixtures Leased: No :  
Fixtures Rmvd: No :  
Floor Finish: Hardwood

Maint Fee Inc:  
Legal: PL VAP1363 LT 13 BLK 59 DL 550 LD 36

Amenities: None

Site Influences: Central Location, Lane Access, Private Yard  
Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Vacuum Blt. In

#### Municipal Charges

Garbage:  
Water:  
Dyking:  
Sewer:  
Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	9'0 x 6'0	Below	Bedroom	10'0 x 9'0			x
Main	Kitchen	13'0 x 9'0	Below	Living Room	10'0 x 15'0			x
Main	Living Room	14'0 x 13'0						x
Main	Office	12'0 x 11'0						x
Main	Laundry	11'0 x 9'0						x
Above	Master Bedroom	16'0 x 9'0						x
Above	Bedroom	12'0 x 8'0						x
Above	Bedroom	10'0 x 10'0						x
Above	Walk-In Closet	9'0 x 8'0						
Below	Recreation	17'0 x 13'0						

Finished Floor (Main):	882	# of Rooms: 12	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	611	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	867	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Bsmt	4	No	Pool:
Finished Floor (Total):	2,360 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total:	2,360 sq. ft.	Basement: Full			6				
					7				
					8				

List Broker 1: RE/MAX Crest Realty - Office: 604-988-8000  
List Sales Rep 1: Ralph L Maglieri PREC\* - Phone: 604-961-9255  
List Sales Rep 2:  
Sell Broker 1:  
Sell Sales Rep 1:  
Owner: FINA DEVELOPEMENT GROUP  
Commission: 3.22% 1ST \$100,000/ 1.15% REMAINDER

List Broker 2:  
3: ralph@ralphmaglieri.com  
Appointments: Phone L.R. First  
Call: MAGLIERI  
Phone: 604-961-9255

Occupancy: Vacant

Realtor  
Remarks:

Central Lonsdale's plumb cottage- 3 level 2500 square foot detached home that is one a triplex lot. This family home has 3 bedrooms upstairs, main floor offers hardwood floors, large living room and dining room, sun facing kitchen, basement includes recroom plus separate nanny suite. The entire home has been extensively renovated and has kept its character home charm. Updates include; new plumbing, electrical, quartz counter tops, wood windows, heat pump, AC unit, large usable front yard, and single garage.