Presented by:
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North Vancouver, Boulevard

860 E 12TH ST, V7L 2L1

MLS# V1065221

Residential Detached

Sold

List Price:	**$1,098,000**	**Sold Price**	**$1,095,000**	**Days on Market: 4**	
		Sold Date:	**24-May-14**		
Complex/Subdiv:					
Frontage:	**50.00 ft**	Bedrooms:	**3**	PID:	**013-803-662**
Depth/Size:	**147**	Bathrooms:	**2**	Type:	**House/Single Family**
Lot Area SqFt:	**7350.00**	Full Baths:	**2**	Approx Yr Blt:	**1955**
Rear Yard Exp:		Half Baths:	**0**	Age at List Date:	**59**
Meas Type:	**Feet**	If New GST/HST Incl:		Taxes:	**$5,323 (2013)**
Flood Plain:		Zoning:	**SFD**		
View:	**Y - Grouse Mountain**				
Serv. Connected:	**Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**				

Style of Home:	**Rancher/Bungalow**		Total Parking:	**3**	Covered Parking: **1**
Construction:	**Frame - Wood**		Parking Access:	**Lane**	
Foundation:	**Concrete Perimeter**		Parking Facilities:	**Garage; Single, Add. Parking Avail., RV Parking Avail.**	
Exterior:	**Wood, Stone**				
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	**2 blocks**	Dist to School Bus: **1 block**
Type of Roof:	**Asphalt**		Possession:	**ASK LR**	
Renovations:	**Substantially Rebuilt**	Reno Year:	Title to Land:	**Freehold NonStrata**	
Flooring:	**Hardwood, Tile, Wall/Wall/Mixed**		Seller's Interest:	**Registered Owner**	
Water Supply:	**City/Municipal**		Mortgage Info:	**$0**	
Heat/Fuel:	**Forced Air, Natural Gas**				
No. of Fireplaces:	**1**	R/I Fireplaces:	Property Disclosure:	**Y - May 16, 2014**	
Fireplace Fuel:	**Wood**		Out Buildings:		
Outdoor Area:	**Fenced Yard, Patio(s)**				
Pad Rental:					
Fixtures Leas	**N**				
Fixt Removed:					

Legal:	**PL VAP2406 LT 20 BLK 5 DL 553 LD 36 GROUP 1.**
Amenities:	
Site Influences:	**Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features Incl:	**Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In, Pantry, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	**Foyer**	**6' X 5'**	**Main F.**	**Patio**	**15'7 X 11'7**			**X**
Main F.	**Living Room**	**14'4 X 13'7**			**X**			**X**
Main F.	**Dining**	**17'5 X 9'5**			**X**			**X**
Main F.	**Family Room**	**13'4 X 11'10**			**X**			**X**
Main F.	**Kitchen**	**9'5 X 8'2**			**X**			**X**
Main F.	**Pantry**	**5'1 X 5'1**			**X**			**X**
Main F.	**Master Bedroom**	**13'5 X 11'3**			**X**			**X**
Main F.	**Bedroom**	**14'1 X 10'9**			**X**			**X**
Main F.	**Bedroom**	**12'7 X 8'5**			**X**			
Main F.	**Patio**	**12'4 X 8'6**			**X**			

Floor Area (SqFt):

Main Floor Area SqFt:	**1,529**	Total # Rooms:	**11**	
Finished Floor Up SqFt:	**0**	# Kitchens:	**1**	
Finished Floor Down:	**0**	Finished Levels:	**1**	
Finished Floor Bsmt SqFt:	**0**	Crawl/Bsmt Height:		
Total Finished Floor SqFt:	**1,529**	Basement Area:	**Crawl**	
Unfinished Floor:	**0**	Suite:		
Grand Total Floor Area:	**1,529**			

Bathrooms

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

Listing Broker(s): **Prudential Sussex Realty**

Perfect Lifestyle - Perfect Ambiance. Looking to downsize but still want a detached house? Rare one-level home with a private picturesque back yard and ample space for your vehicles and toys. Move-in ready stunning home with 3 Bedrooms, 2 Bathrooms. Completely renovated with oak hardwood floors, new kitchen, new bathrooms and much more. A fantastic location, on a quiet street in the Grand Boulevard neighborhood. Come see for yourself before its gone!

The enclosed information while deemed to be correct, is not guaranteed.

PREC* indicates Personal Real Estate Corporation.