

Presented by:  
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North Vancouver, Norgate  
**1303 W 15TH ST, V7P 1N1**

**MLS# V771994**

Residential Detached  
**Active**



List Price: \$644,900

Complex/Subdiv:

Frontage: 62.00 ft	Bedrooms: 3	PID: 010-208-623
Depth/Size: 100	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 6200.00	Full Baths: 2	Approx Yr Blt: 1950
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 59
Meas Type: Feet	If New GST Incl:	Taxes: \$3,483 (2007)
Flood Plain:	Zoning: RS	

View:

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Rancher/Bungalow	Total Parking: 2	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Other	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Partly	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: LT 9 BLK 29 PL 8221 LD 37

Amenities:

Site Influences: Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'7 X 10'4			X			X
Main F.	Kitchen	14'6 X 13'3			X			X
Main F.	Living Room	16' X 10'8			X			X
Main F.	Master Bedroom	11'11 X 10'4			X			X
Main F.	Bedroom	11'8 X 7'11			X			X
Main F.	Bedroom	10' X 7'11			X			X
Main F.	Kitchen	10'2 X 6'4			X			X
		X			X			X
		X			X			X
		X			X			X

**Floor Area (SqFt):**

Main Floor Area SqFt: 1,355  
 Finished Floor Up SqFt: 0  
 Finished Floor Down: 0  
 Finished Floor Bsmt SqFt: 0  
 Total Finished Floor SqFt: 1,355

Total # Rooms: 7  
 # Kitchens: 2  
 Finished Levels: 1  
 Crawl/Bsmt Height: 4  
 Basement Area: None

**Bathrooms**

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

Unfinished Floor: 0  
 Suite: Unauthorized Suite  
 Grand Total Floor Area: 1,355

Listing Broker(s): Prudential Sussex Realty

Norgate 3 bedrooms + nanny suite. Newer large country kitchen. Fenced, South facing master gardener's retreat with a cottage/studio + green house.