



Presented by:
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**Active****R3011679**

Board: V

House/Single Family

549 W 22ND STREET

North Vancouver
 Central Lonsdale
 V7M 2A6

Residential Detached

\$2,398,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,398,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1958
Frontage(feet): 50.00	Bathrooms: 3	Age: 67
Frontage(metres): 15.24	Full Baths: 3	Zoning: RS1
Depth / Size: 135m	Half Baths: 0	Gross Taxes: \$6,881.06
Lot Area (sq.ft.): 6,750.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.15	P.I.D.: 014-766-027	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View:	:	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Water	
Sewer Type:	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 2	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Other, Stone, Stucco	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: Yes		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Forced Air, Natural Gas, Radiant	Fixtures Rmvd: Yes :Chandelier on deck, outdoor hot tub, outdoor fire pit		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Asphalt	Floor Finish: Hardwood, Tile		

Legal: **LOT 9, BLOCK 202, PLAN VAP1364, DISTRICT LOT 544, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S10'**Amenities: **Garden, In Suite Laundry**Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Storage Shed**

Finished Floor (Main):	1,151	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'1 x 12'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'2 x 15'2			x	Main 5
Finished Floor (Below):	1,281	Main	Kitchen	9'11 x 14'9			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	12'3 x 13'8			x	Below 3
		Main	Bedroom	10'8 x 9'1			x	
Finished Floor (Total):	2,432sq. ft.	Main	Foyer	6'7 x 6'11			x	
Unfinished Floor:	0	Below	Living Room	13'3 x 12'2			x	
Grand Total:	2,432sq. ft.	Below	Kitchen	13'3 x 10'3			x	
		Below	Bedroom	12'9 x 11'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'7 x 15'0			x	
		Below	Laundry	11'9 x 7'0			x	
Suite: Unauthorized Suite		Below	Storage	12'2 x 12'5			x	
Basement: Fully Finished		Below	Foyer	13'2 x 3'6			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Oakwyn Realty Ltd.**

Prepare to fall in love with this fully renovated 4-bdrm, 3-bath home including a fantastic 1-bedroom suite, showstopper of a covered 500 sqft. terrace, and a sun-filled south-facing backyard in Central Lonsdale. The massive covered terrace is a stunning highlight—ideal for year-round entertaining, BBQs, or simply unwinding. The beautifully landscaped, south-facing fenced backyard offers a private retreat. The beautifully updated kitchen features a large island & is the heart of the home. The floorplan provides an effortless flow for entertaining. Beautifully renovated with quality craftsmanship throughout, & a new furnace & driveway added in 2021, with ample storage & workshop. Located on a desirable cul-de-sac, walking distance to schools. Move right in & enjoy!