



**352 EAST 24TH STREET**

**NORTH VANCOUVER**

# CHARMING CENTRAL LONSDALE CHARACTER HOME

4 Beds | 1.5 Bath | 2,451 Sq/Ft

■ Charming 1913 Central Lonsdale character home available for the first time since 1961 and ready for the next family to update and enjoy. Offering solid bones with a number of original character details including stained glass windows, a claw foot tub, oak hardwood floors, classic design cast iron radiators, and original light fixture and wall sconces. Features up to four bedrooms, 1.5 bathrooms, and 2,451 sq/ft across 3 levels (including a 787 sq/ft unfinished approx 6'6 ceiling height basement). The main floor offers a living room (with piano bay with original stained glass), a bright south facing sunroom, dining area, and efficient kitchen design. Completing the main are two bedrooms, a 4 piece bathroom, and a large laundry/mud room addition. The top floor was added in the 60's and offers two ample sized bedrooms, a two piece bathroom, a large storage room, an open area ideal to re-purpose for a larger bathroom renovation or additional closet/storage, and a 139 sq/ft unfinished lower height attic room, great for storage or potential children's play area. Set on a 50' level lot in the City of North Vancouver with lane access allowing for coach house potential! (confirm with CNV). Includes plenty of off-street parking with a front driveway to a two-car garage. Situated in a convenient location walking distance to Queensbury Elementary, Sutherland Secondary, Harry Jerome Recreation Center, and the Green Necklace greenway; plus near all of Lonsdale shops and restaurants. In need of updating & priced accordingly.

**Listed at \$1,049,000**



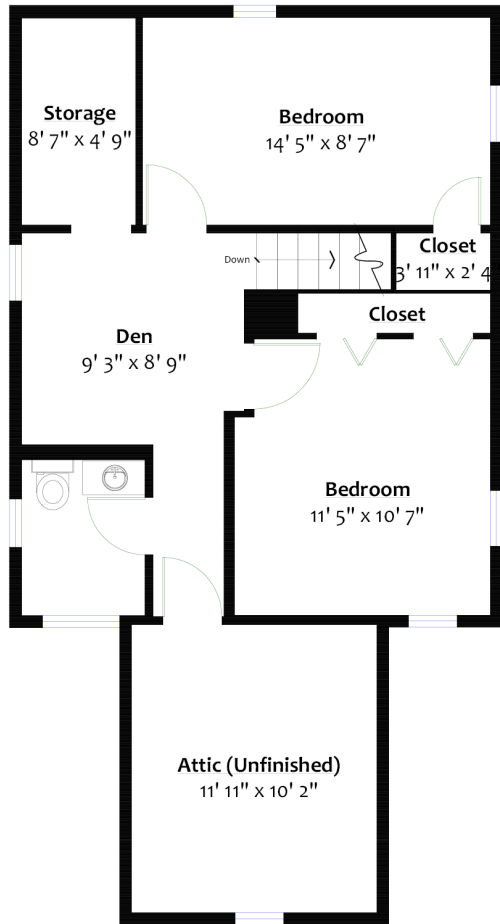




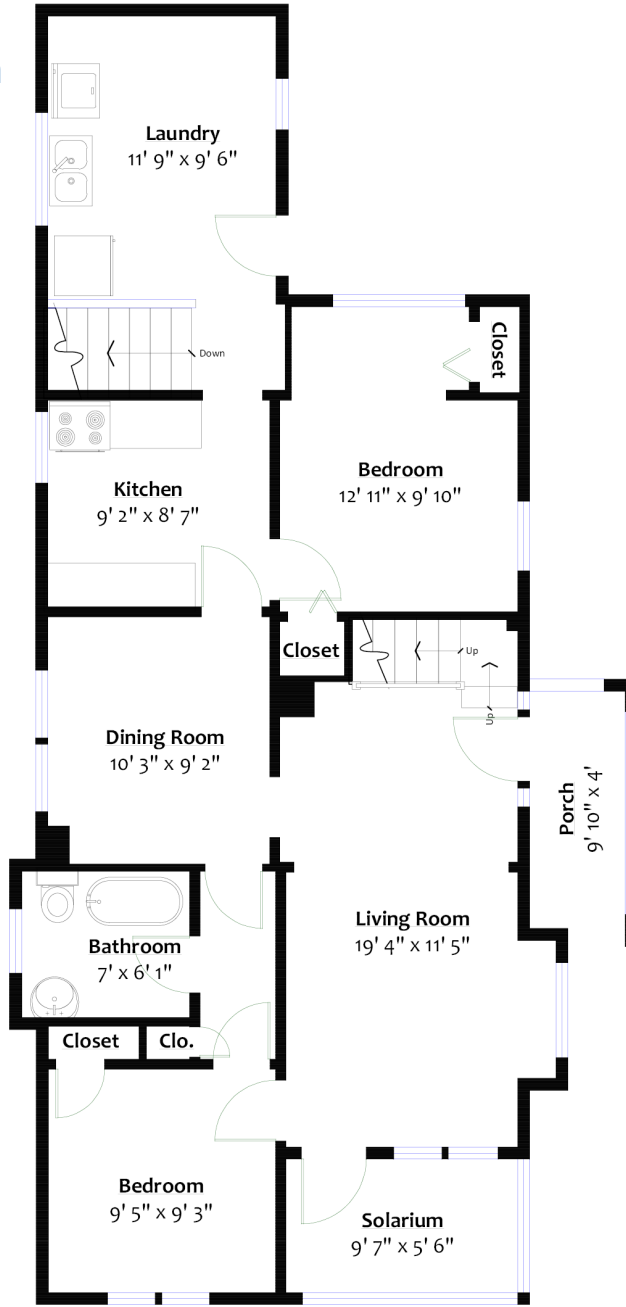
For more information  
 Call **604 983 2518** or visit  
[RealEstateNorthShore.com](http://RealEstateNorthShore.com)

**SQ/FT**

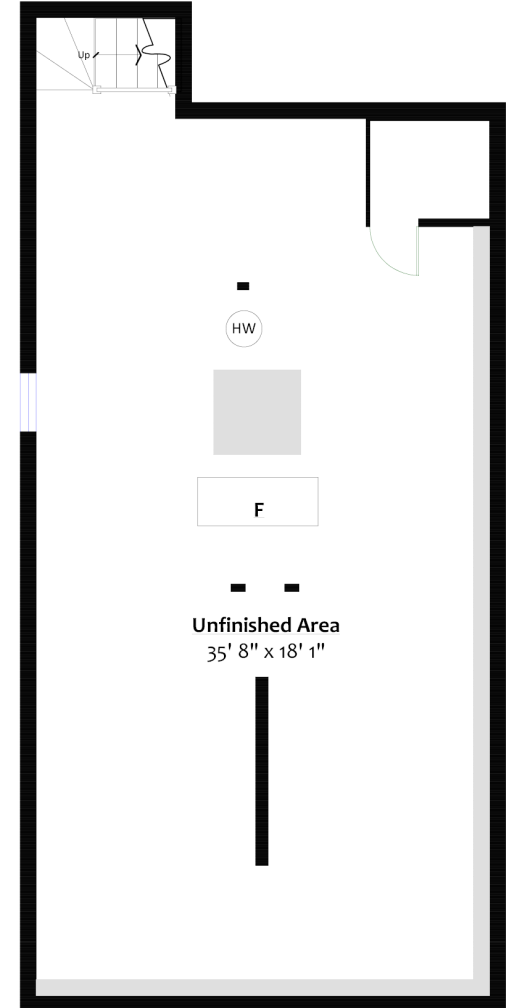
Main Level: 1,000 sq/ft  
 Upper Level: 525 sq/ft  
 Total [fin]: 1,525 sq/ft  
 Lower Level [unfin]: 787 sq/ft  
 Attic [unfin]: 139 sq/ft  
 Total [fin + unfin] 2,451 sq/ft



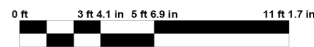
**UPPER LEVEL**  
 Finished Floor Area: 525 Sq. Ft.  
 Unfinished Floor Area: 139 Sq. Ft.  
 Ceiling Height: 8'



**MAIN LEVEL**  
 Floor Area: 1,000 Sq. Ft.  
 Ceiling Height: 8' 3"



**LOWER LEVEL (UNFINISHED)**  
 Floor Area: 787 Sq. Ft.  
 Ceiling Height: 6' 6"



Sq/ft & room measurements are approx. based on interior measurements to exterior walls by BC Floorplans. Information should not be relied upon without independent verification. This communication is not intended to cause or induce breach of an existing agency agreement.