



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lynnmour Elementary

High School

Windsor Secondary

BIKE SCORE: 84

TRANSIT SCORE: 67

485 ORWELL STREET

5 BED, 3 BATH, 2300 SQ. FT.

This home is a sparkler! This updated home has all a family could ask for. The open floorplan and warm fireplace make this an ideal home for entertaining. Be part of a growing neighbourhood with a new Community Centre opening soon! 2 new daycares in the area and updated access to Highway 1 make this a convenient and easy area to live in. The back yard is private and borders Marie Place Park to extend the range the kids can play. Shopping and trails are all close by. This home offers great value and has a lovely tenant in the 1 bedroom basement suite. This lot has future potential for development so lots of upside for down the road.

\$1,619,000

Keith Roy, PREC*

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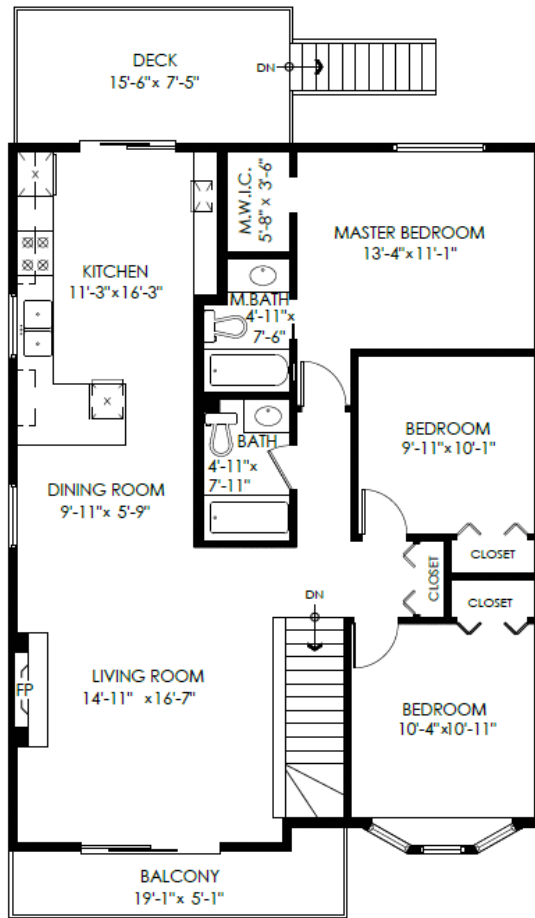
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*Personal Real Estate Corporation

485 ORWELL STREET

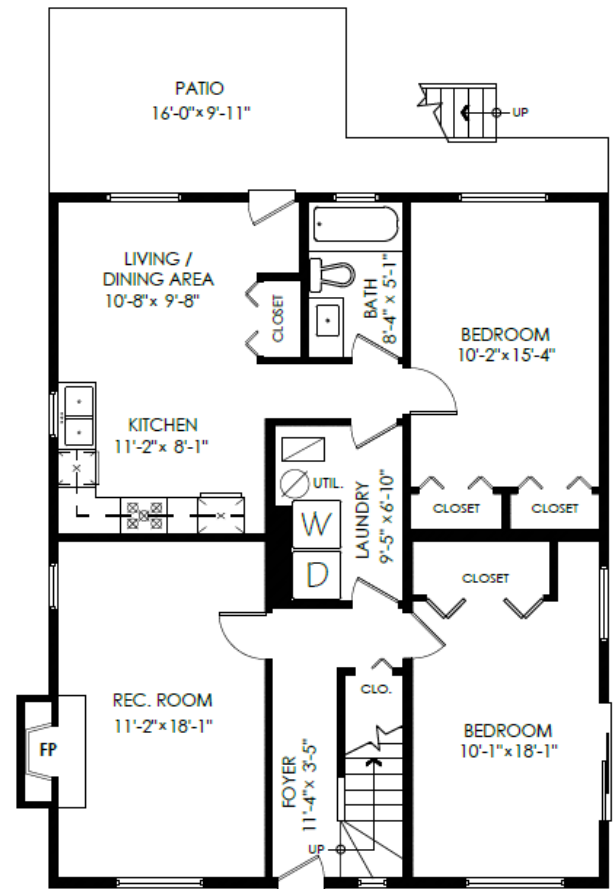
View additional photos & 3D tour at www.VancouverPropertyFinder.com





Main Floor Plan

Floor Area: 1178 sq.ft.
Ceiling Height: 8'

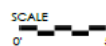


Lower Floor Plan

Floor Area: 1122 sq.ft.
Ceiling Height: 8'

Main Floor: 1,178 sq.ft.
Lower Floor: 1,122 sq.ft.
Total Livable: 2,300 sq.ft.

Patio: 159 sq.ft.
Deck: 114 sq.ft.
Balcony: 75 sq.ft.
Total Extras: 348 sq.ft.



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

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MEASURED ON: (2021-11-11)





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Active
R2633606
 Board: V
 House/Single Family

485 ORWELL STREET
 North Vancouver
 Lynnmour
 V7J 3R8

Residential Detached
\$1,619,000 (LP)
 (SP) **M**



Sold Date:		If new, GST/HST inc?:	Original Price: \$1,649,000
Meas. Type: Feet		Bedrooms: 5	Approx. Year Built: 1985
Frontage(feet): 0.00		Bathrooms: 3	Age: 36
Frontage(metres): 0.00		Full Baths: 3	Zoning: RS5
Depth / Size: 0		Half Baths: 0	Gross Taxes: \$6,201.16
Lot Area (sq.ft.): 4,000.00		Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.09		P.I.D.: 003-249-751	Tax Inc. Utilities?:
Flood Plain:			Tour: Virtual Tour URL
View:	:		
Complex/Subdiv:			
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, 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: Vinyl	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: CLOSE		Dist. to School Bus: CLOSE
	Title to Land: Freehold NonStrata		Land Lease Expiry Year:
Renovations: Partly	Reno. Year: 2015	Property Disc.: Yes	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Wood	Rain Screen:	Fixtures Rmvd: Yes :Level 2 car charger	
Fuel/Heating: Forced Air	Metered Water:		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	R.I. Plumbing:		
Type of Roof: Asphalt			
	Floor Finish: Hardwood, Vinyl/Linoleum, Carpet		

Legal: **LOT L, BLOCK D, PLAN VAP19835, DISTRICT LOT 613, NEW WESTMINSTER LAND DISTRICT, & BLK E**

Amenities:
 Site Influences:
 Features:

Finished Floor (Main):	1,178	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'11 x 16'7	Below	Bedroom	10'1 x 18'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 5'9			x	Main 4
Finished Floor (Below):	1,122	Main	Kitchen	11'3 x 16'3			x	Main 4
Finished Floor (Basement):	0	Main	Master Bedroom	13'4 x 11'1			x	Below 4
Finished Floor (Total):	2,300 sq. ft.	Main	Walk-In Closet	5'8 x 3'6			x	
Unfinished Floor:	0	Main	Bedroom	9'11 x 10'1			x	
Grand Total:	2,300 sq. ft.	Main	Bedroom	10'4 x 10'11			x	
		Below	Foyer	11'4 x 3'5			x	
		Below	Recreation Room	11'2 x 18'1			x	
		Below	Kitchen	11'2 x 8'1			x	
		Below	Dining Room	10'8 x 9'8			x	
		Below	Laundry	9'5 x 6'10			x	
		Below	Bedroom	10'2 x 15'4			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 14	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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