

Depth/Size (ft):		Bedrooms:		Approx. Year Built:	
Frontage (ft):		Bathrooms:		Age:	
Lot Area (sq.ft.):	21,339.00	Full Baths:		Zoning:	RS4
Flood Plain:	No	Half Baths:		Gross Taxes:	\$33,932.43
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	013-249-444

Style of Home:		Parking:	
Construction:		Covered Parking:	
Exterior:		Parking Access:	Front
Foundation:		Parking:	
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:		Property Disc:	Yes
Outdoor Area:		PAD Rental:	
Type of Roof:		Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	
Legal:	AND 1567, 1573, 1585, 1599 CROWN STREET; LOT 10 BLOCK 44 DISTRICT LOT 204 PLAN 1340, LOT 11 BLOCK 44 DISTRICT LOT 204 PLAN 1340, LOT A BLOCK 44 DISTRICT LOT 204 PLAN 1340, 14 BLOCK 44 DISTRICT LOT 204 PLAN 1340, 15 BLOCK 44 DISTRICT LOT 204 PLAN 134
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Paved Road,Shopping Nearby,Ski Hill Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions

Finished Floor (Main):	sqft	# Of Rooms:		Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	sqft	# Of Kitchens:				
Finished Floor (Below):	sqft	# Of Levels:				
Finished Floor (Bsmt):	sqft	Suite:				
Finished Floor (Total):	sqft	Crawl/Bsmt Height:				
Unfinished Floor:	sqft	Basement:				
Grand Total:	sqft	Beds In Bsmt:	/			
		# Of Pets:				

Rare development opportunity in the central heart of North Vancouver. 21,339 SQFT of RS4 zoned land within 800 metres of major transit stop (Phibbs Bus Exchange), correlates with the provincially ruled zoning density change. Direct, immediate access to HWY 1. Endless opportunities and comprehensive zoning development potential on this exciting piece of land. There is one newly constructed 6 storey multi-family development on the same block as well as another 6 storey rental building in the works. LAND ASSEMBLY 21,339 SQFT - 1547 Crown Street, 1567 Crown Street, 1573 Crown Street, 1585 Crown Street, 1599 Crown Street must be sold together in conjunction with one another. 4 of 5 properties have tenanted homes. One has been demoed.