



Presented by:
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Active
R2490150
 Board: V
 House/Single Family

1362 SUNNYSIDE DRIVE
 North Vancouver
 Capilano NV
 V7R 1B1

Residential Detached
\$1,888,000 (LP)
 (SP)



Sold Date: Frontage (feet): **54.50** Original Price: **\$1,888,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2007**
 Depth / Size: **174.5 irreg.** Bathrooms: **7** Age: **13**
 Lot Area (sq.ft.): **7,912.00** Full Baths: **6** Zoning: **RSMF**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,737.16**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **011-371-617**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Concrete, Hardwood**

Legal: **LOT 10, BLOCK 6, PLAN VAP4740, DISTRICT LOT 601, NEW WESTMINSTER LAND DISTRICT, OF BLKS 1 TO 5 & 7 TO 9, & DL 607**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 16'6	Below	Bedroom	16' x 11'2			x
Main	Kitchen	14' x 13'	Below	Bedroom	12' x 9'			x
Main	Dining Room	17' x 12'	Below	Kitchen	14' x 13'			x
Main	Family Room	17' x 17'	Below	Living Room	18' x 10'			x
Above	Master Bedroom	20' x 20'			x			x
Above	Bedroom	15' x 10'			x			x
Above	Bedroom	13' x 12'			x			x
Above	Bedroom	14' x 13'6			x			x
Below	Recreation	16' x 16'			x			x
Below	Bedroom	16' x 16'			x			x

Finished Floor (Main):	1,501	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,294	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,843	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,638 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 7	5	Below	4	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished	6	Below	3	No	
Grand Total:	4,638 sq. ft.		7	Below	3	No	
			8				

Listing Broker(s): **Stilhavn Real Estate Services**

High end custom home, designed and constructed by some of the best in the business. This is a stunning family home on an estate-like setting, just a short trail walk from Edgemont Village. 6 bedrooms, 7 bathrooms, including a 2 bed / 2 bath suite and a gorgeous loft style carriage house. Polished concrete floors throughout with 11 zone radiant in floor heating, double car garage - currently transformed into excessive studio, a massive covered patio and BBQ zone, and still enough room for for you to put in a pool! This is a COURT ORDERED SALE. Contact your agent for details on the process or for showings.