



Presented by:
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 Royal LePage - Wolstencroft
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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: **14**
 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**

***COURT ORDERED SALE* ACCEPTED OFFER AT \$1,676,900. Any competing bids must be subject only to court approval. New court date January 28, 2021. Contact your agent for any questions on the process. . 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! Drive by property to confirm you like the location.**



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Active
R2524563
 Board: V
 House/Single Family

2710 CRESCENTVIEW DRIVE

North Vancouver
 Edgemont
 V7R 2V1

Residential Detached

\$3,695,000 (LP)

(SP)



Sold Date: Frontage (feet): **128.00** Original Price: **\$3,695,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2020**
 Depth / Size: **64** Bathrooms: **7** Age: **1**
 Lot Area (sq.ft.): **8,165.00** Full Baths: **6** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,057.55**
 Rear Yard Exp: **Southwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-827-048**
 Tour: **Virtual Tour URL**

View: **Yes: CITY VIEW FROM TOP FLOOR**

Complex / Subdiv:

Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel**

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: **1 BLK** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish:

Legal: **LOT 17, BLOCK 38, PLAN VAP6659, DISTRICT LOT 598/601, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 17'3	Above	Bedroom	11'0 x 11'5	Below	Media Room	16'3x 13'9
Main	Kitchen	20'10 x 9'4	Above	Walk-In Closet	5'0 x 5'0	Below	Storage	16'3x 4'9
Main	Bedroom	11'0 x 11'0	Above	Master Bedroom	15'6 x 14'0	Below	Bedroom	11'10x 10'2
Main	Kitchen	14'3 x 5'4	Above	Walk-In Closet	8'4 x 10'5	Below	Walk-In Closet	5'4x 3'8
Main	Foyer	9'11 x 11'0	Above	Walk-In Closet	5'8 x 4'11	Below	Utility	9'3x 10'0
Main	Laundry	11'0 x 13'0	Above	Laundry	7'6 x 4'11			x
Main	Walk-In Closet	6'10 x 5'2	Below	Living Room	15'8 x 14'11			x
Below	Family Room	10'0 x 10'8'	Below	Bedroom	9'4 x 11'5			x
Main	Patio	27'6 x 16'0	Below	Kitchen	7'3 x 11'7			x
Above	Bedroom	10'4 x 13'3	Below	Recreation	24'1 x 21'0			x

Finished Floor (Main):	1,755	# of Rooms: 25	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,262	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below):	2,144	# of Levels: 3	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Legal Suite	3	Main	3	No	Pool:
Finished Floor (Total):	5,161 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0	5	Below	4	Yes	Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6	Above	3	Yes	
Grand Total:	5,161 sq. ft.		7	Above	5	Yes	
			8	Above			

Listing Broker(s): **Macdonald Realty**

Location, Location, Location! Exceptional NEW Quality Custom Build on a 8,165 sq ft lot, never lived in, on one of the most sought after streets in Edgemont. This 5,161 sq ft home features an inviting and impressive open/concept floorplan with 6 bathrooms, 7 bathrooms incl. legal suite w/ separate entry. This Custom Build encompasses floor to ceiling windows with an abundance of natural light, Butler's Kitchen, Media room, Rec room & Bar - prime for entertaining. One of a kind Contemporary living that is walking distance to absolutely everything in one of North Shore's most desirable neighbourhoods.