



Presented by:  
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**Active**  
**R2373969**

Board: V  
House/Single Family

**4210 GLENHAVEN CRESCENT**

North Vancouver  
Dollarton  
V7G 1B9

Residential Detached

**\$1,848,800** (LP)

(SP)



Sold Date: Frontage (feet): **86.00** Original Price: **\$1,848,800**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1970**  
 Depth / Size: **10320'** Bathrooms: **3** Age: **49**  
 Lot Area (sq.ft.): **10,320.00** Full Baths: **3** Zoning: **SFD**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,951.87**  
 Rear Yard Exp: **Southeast** For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-713-096**  
 Tour:

View: **Yes: OCEAN WATER VIEW + MTNS**  
 Complex / Subdiv: **Dollarton**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**  
 Other

Style of Home: **Basement Entry, Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Metal, Stone, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely** Reno. Year: **2010**  
 # of Fireplaces: **2** R.I. Plumbing:  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces: **0**  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Electric, Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Metal**

Total Parking: **6** Covered Parking: **2** Parking Access: **Side**  
 Parking: **Carport & Garage, RV Parking Avail.**  
 Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **3 BLKS**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP13144 LT 12 BLK A DL 471 LD 36. GROUP 1, S PT OF DL.**

Amenities: **Guest Suite, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby**  
 Features: **Hot Tub Spa/Swirlpool, Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 15'	Below	Bedroom	14'6 x 14'6			x
Main	Dining Room	16'6 x 11'6	Below	Bedroom	13' x 11'2			x
Main	Kitchen	18'3 x 12'3	Below	Walk-In Closet	8'6 x 4'8			x
Main	Foyer	9' x 6'2						x
Main	Master Bedroom	14'8 x 13'8						x
Main	Bedroom	11'8 x 10'4						x
Main	Bedroom	10'6 x 10'4						x
Main	Patio	20' x 20'						x
Below	Living Room	14' x 13'10						x
Below	Kitchen	13'8 x 11'						x

Finished Floor (Main):	<b>1,321</b>	# of Rooms:	<b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,495</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,816 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>2,816 sq. ft.</b>	Beds not in Basement:	<b>5</b>	6				
		Basement:	<b>Full, Fully Finished</b>	7				
				8				

Listing Broker(s): **Royal LePage - Wolstencroft**

**AWESOME VIEW HOME on a beautiful 10,000+ sq.ft. lot with magnificent water and mountain views. Definitely one of a kind. This elegant home features two full size kitchens, but also includes a hot tub, spacious decks and ample parking, perfect for two families or a family with in-laws living with them. The home is situated in a Safe & Quiet neighbourhood of Dollarton. Discover the amenities, schools, Deep Cove and trails are walking distance away. Don't hesitate, Must be SOLD - Value Packed!!! Schedule "A" Required! Many Expensive updates done, Metal Roof, Windows, Kitchens, Plus much more. The Ocean is a 15 min. walk!! BONUS RV Parking for up to 40'+. A Lot To See Here!!**