



Presented by: P.A. 'Doc' Livingston PREC*

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Active
R2538858

Board: V
House/Single Family

4980 CHALET PLACE

North Vancouver
Canyon Heights NV
V7R 4X4

Residential Detached

\$2,498,000 (LP)

(SP)



Sold Date:	Frontage (feet):	120.00	Original Price: \$2,498,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1996
Depth / Size: 111	Bathrooms:	5	Age: 25
Lot Area (sq.ft.): 13,347.00	Full Baths:	4	Zoning: RS-2
Flood Plain:	Half Baths:	1	Gross Taxes: \$9,891.18
Rear Yard Exp:			For Tax Year:
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 023-167-068
			Tour: Virtual Tour URL

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Sewer Type:

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

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 15 DISTRICT LOTS 578 AND 883 GROUP 1 NEW WESTMINSTER DISTRICTPLAN LMP24548**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	21'2 x 11'2	Above	Laundry	9'7 x 6'11			x
Main	Foyer	14'7 x 9'3	Below	Bedroom	15'1 x 8'5			x
Main	Family Room	15'7 x 15'2	Below	Storage	10'6 x 7'4			x
Main	Dining Room	15'6 x 10'4	Below	Gym	27'0 x 14'0			x
Main	Living Room	16'0 x 15'9	Below	Recreation Ro...	27'2 x 15'0			x
Main	Office	14'4 x 11'4	Below	Storage	5'10 x 3'2			x
Above	Master Bedroom	15'7 x 14'6	Below	Mud Room	13'2 x 11'0			x
Above	Bedroom	11'3 x 10'8	Above	Walk-In Closet	5'10 x 5'5			x
Above	Bedroom	15'8 x 12'1			x			x
Above	Bedroom	15'7 x 10'10			x			x

Finished Floor (Main):	1,496	# of Rooms:	18	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	1,407	# of Kitchens:	1	1	Main	2	No			Barn:
Finished Floor (Below):	1,526	# of Levels:	3	2	Above	5	Yes			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	4	No			Pool:
Finished Floor (Total):	4,429 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes			Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5	Below	4	No			Grg Dr Ht:
Grand Total:	4,429 sq. ft.	Basement: Full		6						
				7						
				8						

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

Sitting a top the majestic neighbourhood of CANYON HEIGHTS, This 3-level residence offers a fabulous flrpln with soft contemp. styling & décor that will impress on entry. The grand scale of the main level boasts bright & functional open layout, hardwood flrs & vaulted ceilings that provide an abundance of natural light & space. The gourmet kitchen features marble & granite countertops, high-end SS applnce w. an integrated family/grt rm perfect for entertaining/gathering w. friends. Upstairs offers 4 generous bdrms & 3 bthrms incl a well appointed master w. renovated ensuite and walk-in closet + music/yoga studio. The lower level rounds out the robust design options afforded to you w. wine rm, gym & extra bdrm. This LIFESTYLE home is close to Edgemont Village, borders Trails & has VIEWS.



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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 Ro...	16' x 16'			x			x
Below	Bedroom	16' x 16'			x			x

Finished Floor (Main):	1,501	# of Rooms:	14	Bath		# 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:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 7	5	Below	4	No	Grg Dr Ht:
Grand Total:	4,638 sq. ft.	Basement: Fully Finished		6	Below	3	No	
				7	Below	3	No	
				8				

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

COURT ORDERED SALE Competing bids must be subject only to court approval. New court date February 25, 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 FIRST to confirm you like the location.