



Presented by:
Nicky Tu PREC*

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Active
R2380465

Board: V
House/Single Family

lot 29 BRIGHTON BEACH

North Vancouver
Indian Arm
V7G 2A4

Residential Detached

\$364,900 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$388,800**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1960**
 Depth / Size: Bathrooms: **1** Age: **59**
 Lot Area (sq.ft.): **0.00** Full Baths: **1** Zoning: **RS2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$322.09**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **800-130-827**
 Tour: **Virtual Tour URL**

View: **Yes: 180 degree view of Indian Arm**
 Complex / Subdiv: **Brighton Beach**
 Services Connected: **Unknown**
 Sewer Type: **None**

Style of Home: **2 Storey w/Bsmt., Cabin**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **None**
 Fuel/Heating: **Baseboard, Electric, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **0** Covered Parking: **0** Parking Access:
 Parking: **None**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Shares in Co-operative**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **: As is Where in Condition**
 Floor Finish:

Legal: **LOT 1, BLOCK D, PLAN VAP17172, DISTRICT LOT 812, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 19'			x			x
Main	Kitchen	11' x 11'			x			x
Main	Eating Area	11' x 7'			x			x
Above	Loft	14' x 16'			x			x
Above	Bedroom	14' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	720	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	528	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	3		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,248 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	1							Grg Dr Ht:
Grand Total:	1,248 sq. ft.	Basement:	Partly Finished		6							
					7							
					8							

Listing Broker(s): **Johnston Meier Ins & Realty**

This is a Share purchase - one of 22 available. Good opportunity to get your waterfront rec property close to Vancouver. Boat access only. There are 2 new pilings in front of the home but currently there is no wharf or walkway in place. The home is three levels with a main bedroom and a loft area. There is a large south facing deck that is ideal for BBQs and watching the amazing water views. The home needs extensive renovations inside and out. The water comes from ground water and each home in the Brighton Beach co-op must have it's own water purification system. \$250 / month fee to the Brighton Beach co-op



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Active
R2397400

Board: V
House/Single Family

1160 RIDGEWOOD DRIVE

North Vancouver
Edgemont
V7R 1J3

Residential Detached

\$1,650,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,650,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1952
Depth / Size:	Bathrooms:	1	Age: 67
Lot Area (sq.ft.): 14,280.00	Full Baths:	1	Zoning: SF
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,306.37
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-398-015
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Storm Sewer, Water**
Sewer Type:

Style of Home: **1 Storey**
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**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Metered Water:

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Garage; Single**

Dist. to Public Transit: **near** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 9, BLOCK 68, PLAN VAP7661, DISTRICT LOT 598, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TO DL 601**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0'0 x 0'0			x			x
Main	Kitchen	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,907	# of Rooms:	5	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2							Barn:
Finished Floor (Below):	0	# of Levels:	1		3							Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4							Pool:
Finished Floor (Total):	1,907 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	3							Grg Dr Ht:
Grand Total:	1,907 sq. ft.	Basement:	None									

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

COURT ORDERED SALE – Architectural Heritage Site with Plans for a Luxury Modern Residence on existing foot print with separate Coach House situated on this historic estate creek-side property in the heart of Edgemont Village. Architectural Plans, Heritage Designation and Arborist Reports as well as architectural consultation available. Do Not Enter Property without Listing Broker.



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Active
R2373969

Board: V
House/Single Family

4210 GLENHAVEN CRESCENT

North Vancouver
Dollarton
V7G 1B9

Residential Detached

\$1,674,800 (LP)

(SP)



Sold Date: Frontage (feet): **86.00** Original Price: **\$1,848,800**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1970**
 Depth / Size: Bathrooms: **3** Age: **49**
 Lot Area (sq.ft.): **10,921.00** 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**
 Sewer Type: **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: **Garage; Double, 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	20' x 15'	Below	Bedroom	14'6" x 14'			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
Below	Foyer	9' x 7'			x			x
Main	Master Bedroom	14'8" x 11'8"			x			x
Main	Bedroom	11'8" x 10'			x			x
Main	Bedroom	10'6" x 10'			x			x
Main	Patio	20' x 20'			x			x
Below	Living Room	18'6" x 13'6"			x			x
Below	Kitchen	13'6" x 15'			x			x

Finished Floor (Main):	1,321	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,495	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3	Below	3	No	Pool:
Finished Floor (Total):	2,816 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	2,816 sq. ft.	Basement:	Full, Fully Finished	6				
				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 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!!