

Active
R2426770
 Board: V, Detached
 Recreational

lot 29 BRIGHTON BEACH

North Vancouver
 Indian Arm
 VOV OVO

\$215,000 (LP)
 (SP)



Days on Market: **3** List Date: **1/6/2020** Expiry Date: **4/6/2020**
 Previous Price: **\$0** Original Price: **\$215,000** Sold Date:
 Meas. Type: Frontage (feet): Approx. Year Built: **1960**
 Depth / Size: Frontage (metres): Age: **60**
 Lot Area (sq.ft.): **0.00** Bedrooms: **2** Zoning: **RS-2**
 Flood Plain: Bathrooms: **2** Gross Taxes: **\$15,132.07**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-306-776**
 View: **Yes: South end of Indian Arm** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Brighton Beach**
 Services Connected: **Community, Electricity, Water**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Other**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **Community**
 Fuel/Heating: **Electric, Wood**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **None**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Undivided Interest**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No : Foreclosure - as is where is**
 PAD Rental:
 Fixtures Leased: **No : as is where is condition**
 Fixtures Rmvd: **: As is where is condition**
 Registered:
 Floor Finish:

Legal: **LOT 1, BLOCK D, PLAN VAP17172, DISTRICT LOT 812, GROUP 1, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences:
 Features:
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

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	Bedroom	14' x 10'			x			x
Above	Bedroom	14' x 16'			x			x
Below	Den	10' x 10'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 720	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 528	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 100	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,348 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Door Ht:
Grand Total: 1,348 sq. ft.	Basement: Part	6				
	Beds not in Basement: 2	7				
		8				

List Broker 1: **Johnston Meier Insurance Agencies & Realty Ltd. - Office:** List Broker 2:
 List Desig Agt 1: **Dwayne Giesbrecht PREC* - Phone: 604-817-4578** **dwayne.g@telus.net**
 List Desig Agt 2: 3: Appointments: **Phone L.R. First**
 Sell Broker 1: Call: **604-817-4578**
 Sell Sales Rep 1: 2: 3: Phone: **604-817-4578**
 Owner: **Vancouver City Savings Credit Union**
 Commission: **3.25% OF THE FIRST \$100000 AND 1.1625% OF THE BALANCE**
 Occupancy: **Vacant**

Realtor Remarks: **Home in need of extensive renovations due to water penetration. There is mould and some rot. Call LR for all the details. This is a share purchase of one of the 22 shares of the Brighton Beach corporation. Boat access only with deep water moorage in front of the building.**

Put your sweat equity to work! This is a project home that needs extensive restorations but with that being said, the location and views can't be beat! Only a 10 minute boat ride from deep cove. There are unobstructed views from all 3 levels where you can take in sunsets over the south end of Indian Arm. Currently, there is no dock, but there are 2 new pilings with deep water moorage ready to connect one to. The home is three levels with the two bedrooms upstairs. (one bedroom is a loft style). This is a share purchase into the Brighton Beach corporation which owns the Brighton Beach community. It includes one of the 22 shares and the building (lot 29). There's a \$250 per month fee that goes toward "common property" (ie. common dock and water supply) water supply & taxes.

Active
R2397400
 Board: V, Detached
 House/Single Family

1160 RIDGEWOOD DRIVE

North Vancouver
 Edgemont
 V7R 1J3

\$1,200,000 (LP)
 (SP)



Days on Market: **147** List Date: **8/15/2019** Expiry Date: **1/31/2020**
 Previous Price: **\$1,348,000** Original Price: **\$1,650,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1952**
 Depth / Size: Frontage (metres): Age: **68**
 Lot Area (sq.ft.): **14,280.00** Bedrooms: **3** Zoning: **SF**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$7,306.37**
 Council Apprv?: Full Baths: **1** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-398-015**
 View: : Tour:
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Storm Sewer, Water**
 Sewer Type:

Style of Home: 1 Storey	Total Parking: Covered Parking: 1 Parking Access:
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Wood	Dist. to Public Transit: near Dist. to School Bus: near
Foundation: Concrete Perimeter	CSA/BCE: Title to Land: Freehold NonStrata
Rain Screen:	Reno. Year: Seller's Interest: Court Ordered Sale
Renovations:	R.I. Plumbing: Property Disc.: Yes
# of Fireplaces: 2	R.I. Fireplaces: PAD Rental:
Fireplace Fuel: Natural Gas	Metered Water: Fixtures Leased: No :
Water Supply: City/Municipal	Fixtures Rmvd: :
Fuel/Heating: Natural Gas	Registered:
Outdoor Area: Balcony(s)	Floor Finish:
Type of Roof: Other	

Legal: **LOT 9, BLOCK 68, PLAN VAP7661, DISTRICT LOT 598, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TO DL 601** Municipal Charges
 Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 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

Finished Floor (Main): 1,907	# of Rooms: 5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,907 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 3	5				Grg Door Ht:
Grand Total: 1,907 sq. ft.	Basement: None	6				
		7				
		8				

List Broker 1: **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd. -** List Broker 2:
 List Desig Agt 1: **Malcolm Hasman - Phone: 604-290-1679** **malcolm@malcolmmasman.com** Appointments: **Phone L.R. First**
 List Desig Agt 2: **3:** Call: **Malcolm**
 Sell Broker 1: Phone: **604-290-1679**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **Tudor Mortgage Investment Corporation**
 Commission: **3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE**
 Occupancy: **Vacant**

Realtor **All offers Subject to Court Approval. See attachments Schedule "A" Court Date Jan 20, 2020 9:45 am 800 Smythe Street. House is not**
 Remarks: **livable and is boarded up with no access at this time: All sizes are approx and should be verified by the Buyer.**

COURT ORDERED SALE – Heritage designated Development Site with proposed 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 available for review. Text LB for additional information. House is NOT livable.

Active
R2413952
 Board: V, Detached
 House/Single Family

2565 HYANNIS POINT

North Vancouver
 Blueridge NV
 V7H 1R9

\$1,349,000 (LP)

(SP)



Days on Market: **85** List Date: **10/16/2019** Expiry Date: **3/31/2020**
 Previous Price: **\$1,499,000** Original Price: **\$1,499,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **48.00** Approx. Year Built: **1972**
 Depth / Size: **131** Frontage (metres): **14.63** Age: **48**
 Lot Area (sq.ft.): **8,310.00** Bedrooms: **4** Zoning: **RS3**
 Flood Plain: **No** Bathrooms: **3** Gross Taxes: **\$6,489.48**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **007-906-170**
 View: **Yes: FOREST** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 3 Level Split	Total Parking: 5 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Grge/Double Tandem
Exterior: Mixed	Dist. to Public Transit:
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Renov. Year:
Renovations:	Title to Land: Freehold NonStrata
# of Fireplaces: 3	R.I. Plumbing:
Fireplace Fuel: Wood	R.I. Fireplaces: 0
Water Supply: City/Municipal	Metered Water:
Fuel/Heating: Forced Air, Natural Gas	Seller's Interest: Court Ordered Sale
Outdoor Area: Patio(s), Sundeck(s)	Property Disc.: No : COURT ORDER
Type of Roof: Asphalt	PAD Rental:
	Fixtures Leased: No :
	Fixtures Rmvd: :
	Registered:
	Floor Finish:

Legal: **LOT 53, BLOCK Y, PLAN VAP14076, DISTRICT LOT 778, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT R** Municipal Charges
 Amenities: **In Suite Laundry** Garbage:
 Water:
 Site Influences: Dyking:
 Sewer:
 Features: Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 17'10	Below	Wine Room	8'1 x 8'9			x
Main	Kitchen	16'2 x 13'7	Below	Workshop	20'4 x 13'3			x
Main	Dining Room	10'7 x 14'1	Below	Storage	20'4 x 13'3			x
Main	Family Room	20'6 x 13'7			x			x
Main	Laundry	8'1 x 9'11			x			x
Main	Bedroom	11'11 x 18'1			x			x
Above	Master Bedroom	13'2 x 13'4			x			x
Above	Bedroom	10'0 x 12'9			x			x
Above	Bedroom	9'11 x 10'6			x			x
Below	Recreation	18'0 x 15'1			x			x

Finished Floor (Main): 1,465	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 588	# of Kitchens: 1	1	Main	1	No	Barn:
Finished Floor (Below): 839	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3	Below	3	No	Pool:
Finished Floor (Total): 2,892 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 4	5				Grg Door Ht:
Grand Total: 2,892 sq. ft.	Basement: Part	6				
		7				
		8				

List Broker 1: **Park Georgia Realty Ltd. - Office: 604-421-7275** List Broker 2:
 List Desig Agt 1: **Romeo Di Pietra - Phone: 604-250-3547** **romeo@romeorealty.com** Appointments: **Touchbase**
 List Desig Agt 2: **3:** Call: **ROMEO**
 Sell Broker 1: Phone: **604-250-3547**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **MANCHESTER INVESTMENTS INC. PURSUANT TO COURT ORDER**
 Commission: **3% ON FIRST \$100,000/1% ON BALANCE** Occupancy: **Owner**

Realtor **Court Order Sale, all offers subject to Court Approval. Schedule "A" forms part of purchase and sale agreement. Measurements are approx.**
 Remarks: **Buyer to verify if deemed important. OPEN HOUSE RESCHEDULED SUNDAY JANUARY 12TH, 2-4 PM**

Court Order Sale, 4 level split, green belt home in blueridge subdivision. Newer kitchen with island, granite counter tops, two stoves, two sinks and skylight. Sunken living room, 3 fireplaces. Allow time for showings. OPEN HOUSE SUNDAY JANUARY 12TH, 2-4 PM

Active
R2423536
 Board: V, Detached
 House/Single Family

4379 ARUNDEL ROAD

North Vancouver
 Forest Hills NV
 V7R 3T2

\$4,280,000 (LP)

(SP)



Days on Market: **37** List Date: **12/3/2019** Expiry Date: **3/3/2020**
 Previous Price: **\$0** Original Price: **\$4,280,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **46.33** Approx. Year Built: **2019**
 Depth / Size: **153** Frontage (metres): **14.12** Age: **1**
 Lot Area (sq.ft.): **12,300.00** Bedrooms: **5** Zoning: **SFD**
 Flood Plain: Bathrooms: **7** Gross Taxes: **\$13,260.30**
 Council Apprv?: Full Baths: **6** For Tax Year: **2019**
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **009-787-526**
 View: **No** Tour:
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer,**
 Sewer Type: **City/Municipal**

Style of Home: 3 Storey, Corner Unit	Total Parking: 5 Covered Parking: 2 Parking Access:
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Other	Dist. to Public Transit: CLOSE Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	CSA/BCE: Freehold NonStrata
Rain Screen:	Reno. Year:
Renovations:	R.I. Plumbing:
# of Fireplaces: 2	R.I. Fireplaces:
Fireplace Fuel: Natural Gas	Metered Water:
Water Supply: City/Municipal	Property Disc.: Yes
Fuel/Heating: Radiant	PAD Rental:
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Fixtures Leased: No
Type of Roof: Metal	Fixtures Rmvd:
	Registered:
	Floor Finish: Hardwood, Tile

Legal: **LOT 5 BLOCK 17 OF BLOCK X DISTRICT LOTS 577, 596 AND 597 PLAN 9056** Municipal Charges
 Amenities: **Elevator** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	18'2 x 12'1	Above	Bedroom	12'9 x 11'6			x
Main	Dining Room	19'0 x 13'5	Below	Games Room	33'0 x 19'4			x
Main	Family Room	18'10 x 17'11	Below	Media Room	20'5 x 17'9			x
Main	Living Room	20'1 x 18'0	Below	Bar Room	12'2 x 11'8			x
Main	Kitchen	23'5 x 16'1	Below	Recreation	17'4 x 17'10			x
Main	Office	13'1 x 12'8	Below	Flex Room	17'11 x 9'2			x
Above	Master Bedroom	19'7 x 14'11	Below	Sauna	8'8 x 6'0			x
Above	Walk-In Closet	12'11 x 6'6	Below	Bedroom	14'5 x 11'7			x
Above	Bedroom	13'5 x 12'3	Below	Living Room	13'8 x 11'7			x
Above	Bedroom	13'3 x 12'4	Below	Kitchen	12'5 x 7'6			x

Finished Floor (Main): 2,520	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,761	# of Kitchens: 2	1	Above	5	Yes	Barn:
Finished Floor (Below): 2,948	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total): 7,229 sq. ft.	Crawl/Bsmt. Height:	4	Main	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 5	5	Main	2	No	Grg Door Ht:
Grand Total: 7,229 sq. ft.	Basement: Full	6	Below	3	No	
		7	Below	3	No	
		8	Below	3	No	

List Broker 1: **Luxmore Realty - OFC: 604-730-1111** List Broker 2:
 List Desig Agt 1: **Helen Hsieh - Phone: 778-378-9288** **helen@helenhsieh.ca** Appointments: **Phone L.R. First**
 List Desig Agt 2: **3:** Call: **TEXT HELEN**
 Sell Broker 1: Phone: **778-378-9288**
 Sell Sales Rep 1: **2:** **3:**
 Owner: ****Privacy Protected** DR. CHARLES Y.Y. CHENG INC.**
 Commission: **3.25% ON THE FIRST 100,000 AND 1.1625% ON THE BALANCE.** Occupancy: **Vacant**

Realtor **Foreclosure sale, sold as is where is. Verify measurements & details if deemed important. Please allow 24 hrs for all showings. Brand new,**
 Remarks: **GST applicable. NO TOUCHBASE**

Brand NEW modern minimalism with architectural flair and detail throughout this masterpiece. Over 12000 ft lot and Full of natural light through large panes of glass, this luxury residence will amaze you from the moment you walk in. Open concept and Smart home automation system controls the gate, lights, thermostats, cameras, music, video camera/technology. 2-5-10 new home warranty, 5 bedrooms, 8 bathrooms and 7229 ft with warmth throughout the contemporary natured home that will please all members of the family. Open House Dec. 10 2-5 pm, Dec. 15 2-4 pm