



Presented by:
Michele Cummins - PREC

RE/MAX Little Oak Realty (Mission)
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Active
R2405578

Board: V
House/Single Family

lot 10 BRIGHTON BEACH

North Vancouver
Indian Arm
V7G 2A4

Residential Detached

\$249,900 (LP)
(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$274,900
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 1960
Depth / Size:	Bathrooms:	1	Age: 59
Lot Area (sq.ft.): 1.00	Full Baths:	1	Zoning: RS2
Flood Plain:	Half Baths:	0	Gross Taxes: \$322.09
Rear Yard Exp:			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: **Electricity**
Sewer Type:

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Community**
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: Covered Parking: Parking Access:
Parking: **None**
Dist. to Public Transit:
Title to Land: **Other**
Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **: As is Where is Condition on Possession**
Floor Finish:

Legal: **LOT 1, BLOCK D, PLAN VAP 17172, DL 812, GROUP 1 NWD**

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	Bedroom	14' x 10'			x			x
Above	Loft	14' x 16'			x			x
Below	Den	10' x 10'			x			x
		x			x			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	4	No	Barn:
Finished Floor (Below):	100	# of Levels:	3	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,348 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 1	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Partly Finished		6				
Grand Total:	1,348 sq. ft.			7				
				8				

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

This is a Share purchase into the corporation - one of 22 available. If you are looking for a project, it is a good opportunity to get your waterfront rec property this close to Vancouver. Boat access only but has DEEP MOORAGE. There are 2 new pilings in front of the home but currently there is no wharf or gangplank in place currently. 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 due to water leaking through the roof. The domestic water supply 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. Call for all details.



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Active
R2397400
Board: V
House/Single Family

1160 RIDGEWOOD DRIVE
North Vancouver
Edgemont
V7R 1J3

Residential Detached
\$1,348,000 (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	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 Dr Ht:
Grand Total:	1,907 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Hasman) Realty Ltd.**

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
R2413952
Board: V
House/Single Family

2565 HYANNIS POINT

North Vancouver
Blueridge NV
V7H 1R9

Residential Detached

\$1,499,000 (LP)
(SP)



Sold Date: Frontage (feet): **48.00** Original Price: **\$1,499,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
Depth / Size: **131** Bathrooms: **3** Age: **47**
Lot Area (sq.ft.): **8,310.00** Full Baths: **2** Zoning: **RS3**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,489.48**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **007-906-170**
Tour:

View: **Yes: FOREST**
Complex / Subdiv:
Services Connected: **Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Grge/Double Tandem**
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 53, BLOCK Y, PLAN VAP14076, DISTRICT LOT 778, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT R**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 15'6	Below	Wine Room	8'8 x 8'2			x
Main	Kitchen	16' x 13'9	Below	Workshop	20' x 13'			x
Main	Dining Room	13'10 x 10'6	Below	Storage	20' x 13'			x
Main	Family Room	19'10 x 13'6						x
Main	Laundry	9' x 8'						x
Above	Master Bedroom	15' x 12'9						x
Above	Bedroom	10'4 x 10'						x
Above	Bedroom	10'3 x 9'10						x
Below	Bedroom	25'6 x 13'3						x
Below	Recreation	17'6 x 14'10						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	5				Grg Dr Ht:
Grand Total:	2,892 sq. ft.	Basement: Part	6				
		Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale, 3 level split, green belt home in blueridge subdivision. Open kitchen with island and skylight, sunken living room, 3 fireplaces. Allow time for showings. OPEN HOUSE SATURDAY NOVEMBER 16TH 2-4PM



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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**

of Fireplaces: **2**

Fireplace Fuel: **Natural Gas**

Water Supply: **City/Municipal**

Fuel/Heating: **Electric, Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Metal**

Reno. Year: **2010**

R.I. Plumbing:

R.I. Fireplaces: **0**

Metered Water:

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. NWD**

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.	Beds not in Basement:	5	6				
		Basement:	Full, Fully Finished	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!!



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Active
R2416421
Board: V
House/Single Family

1527 EDGEWATER LANE
North Vancouver
Seymour NV
V7H 1T3

Residential Detached
\$1,998,000 (LP)
(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1965
Depth / Size: 216	Bathrooms:	3	Age: 54
Lot Area (sq.ft.): 14,256.00	Full Baths:	3	Zoning: RS3
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,060.22
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 013-042-301
			Tour:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
Dist. to Public Transit: **10 Blks** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT U, BLOCK 1, PLAN VAP3222, DISTRICT LOT 2044, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TO BLK 4**

Amenities:

Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Waterfront Property**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'			x			x
Main	Dining Room	15' x 10'			x			x
Main	Kitchen	21' x 9'			x			x
Main	Family Room	16' x 11'			x			x
Main	Foyer	12' x 5'			x			x
Main	Laundry	15' x 11'			x			x
Above	Master Bedroom	16' x 16'			x			x
Above	Bedroom	14' x 13'			x			x
Above	Bedroom	16' x 16'			x			x
Below	Recreation	24' x 24'			x			x

Finished Floor (Main): **1,420**
Finished Floor (Above): **1,207**
Finished Floor (Below): **1,242**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,869 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,869 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Above	3	No
3	Above	5	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Royal LePage Sussex**

This is a spacious WATERFRONT home on a quiet, 66' x 216', level Cul de sac lot on the pretty Seymour River. Those who appreciate Post and Beam construction will love the floor to ceiling windows, vaulted ceilings and open floor plan that enables you to take in the peaceful river views. This home has 3 cozy fireplaces, 3 bathrooms, 3 bedrooms and offers ample storage and parking. This is a perfect get away from it all location that is only minutes from the shops and restaurants of the new Maplewood Village and a quick trip over the Second Narrows bridge will have you downtown in no time.