



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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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):	<b>54.50</b>	Original Price: <b>\$1,888,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>7</b>	Approx. Year Built: <b>2007</b>
Depth / Size: <b>174.5 irreg.</b>	Bathrooms:	<b>7</b>	Age: <b>13</b>
Lot Area (sq.ft.): <b>7,912.00</b>	Full Baths:	<b>6</b>	Zoning: <b>RSMF</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$7,737.16</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>011-371-617</b>
			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	16' x 16'			x			x
Below	Bedroom	16' x 16'			x			x

Finished Floor (Main):	<b>1,501</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,294</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,843</b>	Suite:	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,638 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>7</b>	5	<b>Below</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6	<b>Below</b>	<b>3</b>	<b>No</b>	
Grand Total:	<b>4,638 sq. ft.</b>		7	<b>Below</b>	<b>3</b>	<b>No</b>	
			8				

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

**High end custom home, designed and constructed by some of the best in the business. 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! This is a COURT ORDERED SALE. Contact your agent for details on the process or for showings.**



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**Active**  
**R2501589**  
Board: V  
House/Single Family

**2710 CRESCENTVIEW DRIVE**

North Vancouver  
Edgemont  
V7R 2V1

Residential Detached

**\$3,998,000** (LP)  
(SP)



Sold Date: Frontage (feet): **128.00** Original Price: **\$3,998,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2020**  
Depth / Size: **64** Bathrooms: **7** Age: **0**  
Lot Area (sq.ft.): **8,165.00** Full Baths: **6** Zoning: **SFD**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$8,057.55**  
Rear Yard Exp: **Southwest** For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **010-827-048**  
Tour: **Virtual Tour URL**

View: **Yes: CITY VIEW FROM TOP FLOOR**

Complex / Subdiv:

Services Connected: **Community, Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

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

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: **1 BLK** Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 17, BLOCK 38, PLAN VAP6659, DISTRICT LOT 598/601, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 17'3	Above	Bedroom	11'0 x 11'5	Below	Media Room	16'3x 13'9
Main	Kitchen	20'10 x 9'4	Above	Walk-In Closet	5'0 x 5'0	Below	Storage	16'3x 4'9
Main	Bedroom	11'0 x 11'0	Above	Master Bedroom	15'6 x 14'0	Below	Bedroom	11'10x 10'2
Main	Butlers Pantry	14'3 x 5'4	Above	Walk-In Closet	8'4 x 10'5	Below	Walk-In Closet	5'4x 3'8
Main	Foyer	9'11 x 11'0	Above	Walk-In Closet	5'8 x 4'11	Below	Utility	9'3x 10'0
Main	Laundry	11'0 x 13'0	Above	Laundry	7'6 x 4'11			x
Main	Walk-In Closet	6'10 x 5'2	Below	Living Room	15'8 x 14'11			x
Below	Family Room	10'0 x 10'8'	Below	Bedroom	9'4 x 11'5			x
Main	Patio	27'6 x 16'0	Below	Kitchen	7'3 x 11'7			x
Above	Bedroom	10'4 x 13'3	Below	Recreation	24'1 x 21'0			x

Finished Floor (Main):	<b>1,755</b>	# of Rooms:	<b>25</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,262</b>	# of Kitchens:	<b>2</b>	1	Main	2	No	Barn:
Finished Floor (Below):	<b>2,144</b>	# of Levels:	<b>3</b>	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Legal Suite</b>		3	Main	3	No	Pool:
Finished Floor (Total):	<b>5,161 sq. ft.</b>	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5	Below	4	Yes	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>		6	Above	3	Yes	
Grand Total:	<b>5,161 sq. ft.</b>			7	Above	5	Yes	
				8	Above			

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

**Location, Location, Location! Exceptional NEW Quality Custom Build on a 8,165 sq ft lot, never lived in, on one of the most sought after streets in Edgemont. This 5,161 sq ft home features an inviting and impressive open/concept floorplan with 6 bathrooms, 7 bathrooms incl. legal suite w/ separate entry. This Custom Build encompasses floor to ceiling windows with an abundance of natural light, Butler's Kitchen, Media room, Rec room & Bar - prime for entertaining. One of a kind Contemporary living that is walking distance to absolutely everything in one of North Shore's most desirable neighbourhoods.**