



Presented by:
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Active
R2229160
Board: V
House/Single Family

1527 EDGEWATER LANE

North Vancouver
Seymour NV
V7H 1T3

Residential Detached

\$2,500,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$2,500,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1965
Depth / Size: 216	Bathrooms:	3	Age: 52
Lot Area (sq.ft.): 14,256.00	Full Baths:	3	Zoning: RES3
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,762.25
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-042-301
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Community**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
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:

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Multiple**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **Yes: SOLD "AS IS WHERE IS"**
Fixtures Rmvd: **Yes: SOLD "AS IS WHERE IS"**
Floor Finish:

Legal: **PL VAP3222 LT U BLK 1 DL 2044 LD 36**

Amenities: **Storage**

Site Influences: **Private Setting, Private Yard, Waterfront Property**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 15'	Below	Storage	25'10 x 7'10			x
Main	Family Room	16' x 11'5	Below	Storage	12'6 x 10'11			x
Main	Dining Room	15'10 x 10'8						x
Main	Kitchen	21'10 x 9'7						x
Main	Foyer	12'8 x 5'						x
Main	Laundry	15'5 x 11'4						x
Above	Master Bedroom	16'5 x 16'						x
Above	Bedroom	16'9 x 16'4						x
Above	Bedroom	14' x 13'						x
Below	Recreation	24'8 x 24'5						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: **12**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full, Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Sutton Centre Realty**

Famed Architect "Dan White" designed post & beam home located on a level 14,256 sq/ft, riverfront lot in prestigious Edgewater Lane Cul-De-Sac. Split level style home features open floor plan with 3 bedrooms/ 3 bathrooms on 3 levels. Large living room and combined dining room is host to Vaulted Ceilings with skylights, large Fireplace with exposed stone, kitchen and bathrooms with granite counter-tops throughout. Lower level features large recreation room with crawl space and plenty of storage. Fully fenced, landscaped yard with balcony at the front of upper level, 2 balconies at rear off upper and main floor, with concrete patio off basement. FOR SALE BY COURT ORDER & APPROVAL OF THE COURT.