



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

Metro Edge Realty  
Phone: 604-551-4418  
http://www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2426770**

Board: V  
Recreational

**lot 29 BRIGHTON BEACH**

North Vancouver  
Indian Arm  
VOV OVO

Residential Detached

**\$174,900** (LP)

(SP)



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

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

Metered Water:

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Undivided Interest**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No : as is where is condition**  
Fixtures Rmvd: **: As is where is 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	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			x
		x			x			x

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

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

**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.**



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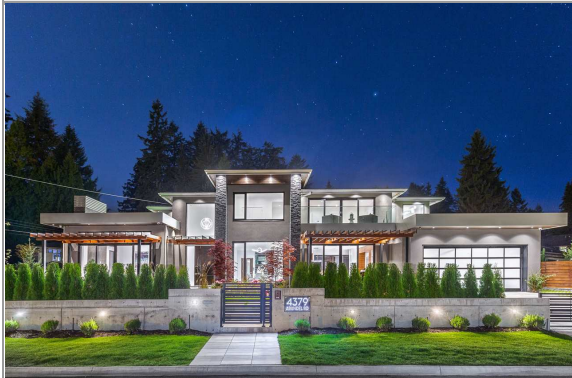
**Active**  
**R2431236**  
Board: V  
House/Single Family

**4379 ARUNDEL ROAD**

North Vancouver  
Forest Hills NV  
V7R 3T2

Residential Detached

**\$3,680,000** (LP)   
(SP)



Sold Date: Frontage (feet): **46.33** Original Price: **\$3,680,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2019**  
Depth / Size: **153** Bathrooms: **7** Age: **1**  
Lot Area (sq.ft.): **12,300.00** Full Baths: **6** Zoning: **SFD**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$13,260.30**  
Rear Yard Exp: For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **009-787-526**  
Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
Sewer Type: **City/Municipal**

Style of Home: **3 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Metal**

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

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 5 BLOCK 17 OF BLOCK X DISTRICT LOTS 577, 596 AND 597 PLAN 9056**

Amenities: **Elevator**

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):	<b>2,520</b>	# of Rooms: <b>20</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,761</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>2,948</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>7,229 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	6	<b>Main</b>	<b>2</b>	<b>No</b>	
Grand Total:	<b>7,229 sq. ft.</b>		7	<b>Below</b>	<b>3</b>	<b>No</b>	
			8	<b>Below</b>	<b>3</b>	<b>No</b>	

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

**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 centre by ELEVATOR/ staircase spreading to North/South Wing and Smart home automation system controls the gate, lights, thermostats, cameras, music, video camera/technology. 2-5-10 new home warranty, 5 bedrooms, 7 bathrooms and 7229 ft with warmth throughout the contemporary natured home that will please all members of the family. Perfect for 3 generations and big family. One bedroom suite in basement. Open House Feb 22 2-3:30 pm**



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**Active**  
**R2437117**  
Board: V  
House/Single Family

**572 GRANADA CRESCENT**

North Vancouver  
Upper Delbrook  
V7N 3A8

Residential Detached  
**\$3,100,000** (LP)   
(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$3,100,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2010**  
Depth / Size: Bathrooms: **6** Age: **10**  
Lot Area (sq.ft.): **7,834.00** Full Baths: **4** Zoning: **RSD**  
Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$12,565.60**  
Rear Yard Exp: **North** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **009-694-234**  
Tour: **Virtual Tour URL**

View: **Yes: Ocean and City View**  
Complex / Subdiv: **Upper Delbrook**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **4**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **Community**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Other**

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **.85 KM**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Tile**

Legal: **LOT 63, BLOCK 5, PLAN VAP9330, DISTRICT LOT 577, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 578**

Amenities: **Elevator**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'4 x 10'1	Above	Bedroom	11'5 x 10'11	Bsmt	Storage	8'3x 3'1
Main	Great Room	19'2 x 17'7	Above	Walk-In Closet	4'4 x 3'4			x
Main	Living Room	16'3 x 12'6	Above	Bedroom	11'6 x 10'6			x
Main	Dining Room	13'10 x 11'2	Above	Walk-In Closet	5'4 x 4'4			x
Main	Kitchen	20'3 x 12'5	Above	Office	10'0 x 9'4			x
Main	Laundry	7'2 x 4'2	Above	Patio	14'5 x 3'9			x
Main	Patio	21'0 x 15'0	Bsmt	Living Room	17'7 x 15'3			x
Main	Patio	71'9 x 19'6	Bsmt	Kitchen	12'11 x 8'0			x
Above	Master Bedroom	14'6 x 12'2	Bsmt	Bedroom	13'1 x 8'2			x
Above	Walk-In Closet	8'11 x 5'8	Bsmt	Bedroom	10'3 x 9'9			x

Finished Floor (Main): <b>1,851</b>	# of Rooms: <b>21</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,399</b>	# of Kitchens: <b>2</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>1,293</b>	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): <b>4,543 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz: <b>20'5x19'10</b>
	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5	Bsmt	2	No	Grg Dr Ht:
	Basement: <b>Full, Separate Entry</b>	6	Bsmt	3	No	
		7				
		8				

Listing Broker(s): **Sotheby's International Realty Canada**

**Royal LePage West Real Estate Services**

**WOW!! Incredible city & water views!! Large level cul-del-sac ideal for kids. Upstairs: 3 bedrooms w/ensuites & walk-in closets perfect for growing kids, teens or adult children, peaceful home office, large master suite w/ panoramic view & spa-like ensuite. Main floor layout is expansive & open with extensive use of windows front & back to bring in the natural light, great room plan w/ formal dining and living rooms, gorgeous exposed post & beam construction and vaulted ceiling. Basement w/ separate entrance, 2 bedrooms, 2 bathrooms, kitchen & laundry. Great entertainer's backyard w/outdoor BBQ area & water feature. Family neighbourhood w/ excellent schools & French Immersion. Minutes to Edgemont Village & all that it offers. BONUS: Elevator. Hurry on this one! Open House Sat Mar 7, 2-4pm.**





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**Active**  
**R2439891**  
Board: V  
House/Single Family

**1362 SUNNYSIDE DRIVE**

North Vancouver  
Capilano NV  
V7R 1B1

Residential Detached

**\$1,990,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>54.50</b>	Original Price: <b>\$1,990,000</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): **VPG Realty Inc.**

**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.**