



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

Metro Edge Realty  
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**Active**  
**R2203493**  
Board: V  
House/Single Family

**1063 MONTROYAL BOULEVARD**

North Vancouver  
Canyon Heights NV  
V7R 2H5

Residential Detached

**\$1,300,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	<b>1.00</b>	Original Price: <b>\$1,300,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1951</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>66</b>
Lot Area (sq.ft.): <b>1.00</b>	Full Baths:	<b>1</b>	Zoning: <b>OTHER</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$5,954.42</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>010-322-761</b>
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	<b>Unknown</b>		

Style of Home: **Other**  
Construction: **Other**  
Exterior: **Other**  
Foundation: **Other**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **Other**  
Fuel/Heating: **Other**  
Outdoor Area: **None**  
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **None**  
  
Dist. to Public Transit:  
Title to Land: **Other**  
Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish:

Legal: **PL VAP7820 LT 2 BLK 3 DL 595 LD 36**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Master Bedroom</b>	<b>11' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>12' x 19'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>10' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>9' x 10'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>10' x 10'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Bedroom</b>	<b>12' x 9'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main):	<b>1,296</b>	# of Rooms:	<b>7</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>1,263</b>	Suite:		3				Pool:
Finished Floor (Total):	<b>2,559 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>2</b>	Beds not in Basement: <b>2</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>		6				
Grand Total:	<b>2,559 sq. ft.</b>			7				
				8				

Listing Broker(s): **RE/MAX Masters Realty**

**Investor and Builder ALERT !!! Renovate or Build your dream home in one of the most desired neighborhoods in North Vancouver. Short walking distance to Canyon Heights Elementary and Handsworth Secondary School. An outstanding place and neighborhood to raise a family. Open House Sunday Oct.8th from 2 to 4pm.**



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**Active**  
**R2208656**

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):	<b>66.00</b>	Original Price: <b>\$2,500,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>3</b>	Approx. Year Built: <b>1965</b>
Depth / Size: <b>216</b>	Bathrooms:	<b>3</b>	Age: <b>52</b>
Lot Area (sq.ft.): <b>14,256.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RES3</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,762.25</b>
Rear Yard Exp:			For Tax Year: <b>2017</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>013-042-301</b>
			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.: **Yes**  
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):	<b>1,420</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,207</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,242</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	<b>Main</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,869 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Door Height:
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>3</b>	6				
Grand Total:	<b>3,869 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	7				
			8				

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

**Rarely available & beautifully updated 3,868 sq/ft home located on a level 14,256 sq/ft, riverfront lot in a quiet and tranquil Cul-de-sac. this well built and maintained split level style home features open floor plan with 3 bedrooms and 3 bathrooms on 3 levels. Large living room and combined dining room is host to Vaulted Ceilings with skylights, large fireplace and exposed stone, alone with updated kitchen and bathrooms with granite countertops 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 with basement. FOR SALE BY COURT ORDER & APPROVAL OF THE COURT. PLEASE DO NOT GO ON PROPERTY WITHOUT AN APPOINTMENT.**