



Presented by:
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Active R2380465 Board: V House/Single Family	lot 29 BRIGHTON BEACH North Vancouver Indian Arm V7G 2A4	Residential Detached \$364,900 (LP) (SP)
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Sold Date:	Frontage (feet):	0.00	Original Price: \$388,800
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 1960
Depth / Size:	Bathrooms:	1	Age: 59
Lot Area (sq.ft.): 0.00	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:	Unknown		
Sewer Type:	None		

Style of Home: 2 Storey w/Bsmt., Cabin	Total Parking: 0	Covered Parking: 0	Parking Access:
Construction: Frame - Wood	Parking: None		
Exterior: Vinyl	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Other	Title to Land: Shares in Co-operative		
Rain Screen:	Property Disc.: No		
Renovations:	PAD Rental:		
# of Fireplaces: 1	Fixtures Leased: No		
Fireplace Fuel: Wood	Fixtures Rmvd: : As is Where in Condition		
Water Supply: None	Floor Finish:		
Fuel/Heating: Baseboard, Electric, Wood			
Outdoor Area: Sundeck(s)			
Type of Roof: Asphalt			
Reno. Year:			
R.I. Plumbing:			
R.I. Fireplaces:			
Metered Water:			

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	Loft	14' x 16'			x			x
Above	Bedroom	14' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 720	# of Rooms: 5	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 528	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,248 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Partly Finished	6				
Grand Total: 1,248 sq. ft.	Beds not in Basement: 1	7				
		8				

Listing Broker(s): **Johnston Meier Ins & Realty**

This is a Share purchase - one of 22 available. Good opportunity to get your waterfront rec property close to Vancouver. Boat access only. There are 2 new pilings in front of the home but currently there is no wharf or walkway in place. 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. The water 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



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Active
R2397400

Board: V
House/Single Family

1160 RIDGEWOOD DRIVE

North Vancouver
Edgemont
V7R 1J3

Residential Detached

\$1,650,000 (LP)

(SP)



HISTORIC HOUSE WITH ADDITION,
VIEW FROM SOUTH



NEW COACH HOUSE



PROPOSED SITE PLAN

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:
		Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: None		6				
Grand Total:	1,907 sq. ft.			7				
				8				

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

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.