



Presented by:
Nikki Cvitanovic

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

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: Dist. to School Bus:
Title to Land: **Other**

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
Main	Master Bedroom	11' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Living Room	12' x 19'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	9' x 10'			x			x
Bsmt	Bedroom	10' x 10'			x			x
Bsmt	Bedroom	12' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x

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

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.