



Presented by:
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North Vancouver, Pemberton NV

MLS# V1122833

Residential Detached

1404 HOPE RD, V7P 1W8

Active



List Price: \$1,449,000 Previous Price: **\$1,549,900**
 Original Price: **\$1,549,900**

Complex/Subdiv:

Frontage: Bedrooms: **5** PID: **007-339-241**
 Depth/Size: Bathrooms: **4** Type: **House/Single Family**
 Lot Area SqFt: **5,495** Full Baths: **4** Approx Yr Blt: **2013**
 Rear Yard Exp: Half Baths: **0** Age at List Date: **2**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$6,239 (2014)**
 Flood Plain: Zoning: **RS4**
 View: **N**
 Serv. Connected: **Community, Electricity, Natural Gas**

Style of Home: **2 Storey** Total Parking: Covered Parking: **4**
 Construction: **Frame - Wood** Parking Access:
 Foundation: **Concrete Perimeter** Parking Facilities: **Add. Parking Avail., Garage; Double**
 Exterior: **Hardi Plank** R/I Plumbing: Dist to Public Trans: **1/2 BLK** Dist to School Bus: **1/2 BLK**
 Rainscreen: Type of Roof: **Asphalt** Possession:
 Renovations: Reno Year: Title to Land: **Freehold NonStrata**
 Flooring: **Hardwood, Tile, Wall/Wall/Mixed** Seller's Interest: **Court Ordered Sale**
 Water Supply: **City/Municipal** Mortgage Info: **\$0**
 Heat/Fuel: **Electric, Baseboard** Property Disclosure: **Y**
 No. of Fireplaces: **2** R/I Fireplaces: Out Buildings:
 Fireplace Fuel: **Gas - Natural**
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed: **N**

Legal: **PL VAP16869 LT B BLK 11 DL 764 LD 36 GROUP 1.**
 Amenities:
 Site Influences: **Cul-de-Sac, Shopping Nearby, Recreation Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'2 X 7'8	Above	Patio	13'6 X 6'			X
Main F.	Dining	10'8 X 9'4						X
Main F.	Kitchen	15'4 X 15'2						X
Main F.	Bedroom	10'8 X 10'10						X
Main F.	Bedroom	10' X 11'						X
Main F.	Den	15'2 X 12'6						X
Above	Master Bedroom	27' X 21'4						X
Above	Bedroom	11'6 X 10'						X
Above	Patio	9' X 6'2						X
Above	Bedroom	10'6 X 10'8						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,260	Total # Rooms:	11
Finished Floor Up SqFt:	1,016	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	2,276	Basement Area:	None
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	2,276		

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

Beautiful new home built on a flat, level lot close to all amenities and transit, 10 minutes to downtown Vancouver. Short drive to Park Royal Shopping Center. Great family home on quiet street steps from hiking trails. Double door front entrance facing Hope Road and another double door entrance facing Philip Avenue. Engineered hardwood flooring throughout, stainless appliances, maple cabinetry and granite counter tops. Please do not walk the property - showings are by appointment only.



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North Vancouver, Upper Delbrook

MLS# V1126011

Residential Detached

4252 STARLIGHT WY, V7N 4L5

Active



List Price: \$2,279,000 Previous Price:
 Original Price: **\$2,279,000**

Complex/Subdiv:

Frontage: 62.00 ft	Bedrooms: 4	PID: 003-911-802
Depth/Size: 150	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 9,362	Full Baths: 3	Approx Yr Blt: 1986
Rear Yard Exp: Feet	Half Baths: 1	Age at List Date: 29
Meas Type: No	If New GST/HST Incl: RS3	Taxes: \$8,401 (2014)
Flood Plain: No	Zoning: RS3	
View: Y - WATER,CITY		
Serv. Connected: Natural Gas, Sanitary Sewer, Water		

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - COURT ORDER SALE
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL VAP20823 LT A BLK 2 DL 785 LD 36 GROUP 1.**
 Amenities: **In Suite Laundry, Sauna/Steam Room**
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 20'	Below	Family Room	20' X 30'			X
Main F.	Dining	14' X 14'	Above	Workshop	14' X 12'			X
Main F.	Kitchen	17' X 11'	Below	Sauna	5'10 X 11'9			X
Main F.	Great Room	12' X 15'	Below	Utility	0' X 0'			X
Main F.	Office	13'9 X 12'4						X
Main F.	Laundry	9' X 5'8						X
Above	Master Bedroom	18' X 12'						X
Above	Master Bedroom	16' X 12'10						X
Above	Bedroom	14' X 14'						X
Above	Bedroom	13'3 X 11'11						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,152	Total # Rooms: 14	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,753	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Down: 1,625	Finished Levels: 3	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 5,530	Basement Area: Part	5 ; Level: Below
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 5,530		8

Listing Broker(s): **Park Georgia Realty Ltd.(Coq)**

Court order Sale, custom built west coast contemporary home in upper Delbrook. Home features 4 bedrooms, 5 baths, high ceiling, skylights, indoor Sauna & hot tub. Great water and city view, home located in quite dead end street. Allow time for showings.