



Presented by:
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North Vancouver, Edgemont

MLS# V1112360

Residential Detached

2720 COLWOOD DR, V7R 2R1

Active



List Price:	\$2,000,000	Previous Price:	
		Original Price:	\$2,000,000
Complex/Subdiv:			
Frontage:	50.00 ft	Bedrooms:	3
Depth/Size:	244	Bathrooms:	3
Lot Area SqFt:	12,244	Full Baths:	2
Rear Yard Exp:	N	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RSE
View:	N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
PID:	009-347-127	Type:	House/Single Family
Approx Yr Blt:	1961	Age at List Date:	54
Taxes:	\$7,296 (2014)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Open		
Exterior:	Mixed				
Rainscreen:	No	R/I Plumbing:		Dist to Public Trans:	2 BLOCKS
Type of Roof:	Wood			Dist to School Bus:	3 BLOCKS
Renovations:	Partly	Reno Year:		Possession:	
Flooring:	Hardwood, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Estate Sale		
Heat/Fuel:	Electric, Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	2	Property Disclosure:	N - ESTATE SALE		
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL VAP10830 LT 3 BLK B DL 598 LD 36 GROUP 1.
Amenities:	
Site Influences:	Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'1 X 17'2	Above	Laundry	11'8 X 9'4			X
Main F.	Dining	14' X 11'	Above	Den	14'9 X 13'8			X
Main F.	Kitchen	10'9 X 10'6	Bsmt	Recreation Room	20' X 15'10			X
Main F.	Eating Area	15'6 X 12'1	Bsmt	Games Room	17'3 X 10'3			X
Main F.	Family Room	12'6 X 12'						X
Main F.	Foyer	8'6 X 5'9						X
Above	Master Bedroom	14'7 X 13'6						X
Above	Walk-In Closet	7'7 X 4'6						X
Above	Bedroom	15'4 X 9'10						X
Above	Bedroom	11'7 X 10'10						X

Floor Area (SqFt):		Total # Rooms:	14	Bathrooms	
Main Floor Area SqFt:	1,151	# Kitchens:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,215	Finished Levels:	3	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	611	Basement Area:	Full	4	
Total Finished Floor SqFt:	2,977			5	
		Suite:	None	6	
Unfinished Floor:	469			7	
Grand Total Floor Area:	3,446			8	

Listing Broker(s): Royal LePage Sussex -Gary Born

This is one of Edgemont Village's finest classic homes. The Tudor style home was custom built for the present owner to exacting standards and well maintained over it's 54 years. It graces a 12,000 sf lot with greenbelt on 2 sides. At your doorstep is Mosquito Creek with it's numerous nature trails & the new William Griffin Rec Centre, currently under construction. Inside reveals the oak floored main level with spacious living room with exposed beams & impressive fireplace, cross hall formal dining room and an eating area solarium looking out to a beautiful well landscaped back yard. Years ago a laundry room and den were added to the upper floor with enough space to create a palatial master quarters if desired.



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North Vancouver, Indian River

MLS# V1121005

Residential Detached

1719 CASCADE CT, V7G 2G1

Active



List Price: \$1,099,000 Previous Price:
 Original Price: \$1,099,000

Complex/Subdiv:

Frontage:	49.20 ft	Bedrooms:	5	PID:	006-924-565
Depth/Size:	121.3	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	5,929	Full Baths:	4	Approx Yr Blt:	1985
Rear Yard Exp:	W	Half Baths:	0	Age at List Date:	30
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$6,429 (2014)
Flood Plain:		Zoning:	RS-4		

View:
 Serv. Connected: Community

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rainscreen:		R/I Plumbing:	Yes	Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed			Seller's Interest:	Estate Sale
Water Supply:	Cistern			Mortgage Info:	\$0
Heat/Fuel:	Hot Water, Baseboard, Radiant				
No. of Fireplaces:	4	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL VAP20022 LT 10 BLK 1 DL 624 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'5" X 12'8"	Above	Bedroom	19'3" X 14'4"			X
Main F.	Dining	12'8" X 11'9"	Above	Bedroom	17'11" X 14'8"			X
Main F.	Kitchen	13'4" X 11'4"	Above	Bedroom	12'7" X 7'			X
Main F.	Eating Area	11'6" X 8'7"	Bsmt	Recreation Room	18'10" X 13'11"			X
Main F.	Family Room	17'1" X 16'2"	Bsmt	Bedroom	14'1" X 11'5"			X
Main F.	Den	10'2" X 8'4"	Bsmt	Laundry	9'10" X 9'5"			X
Main F.	Office	8'9" X 6'11"	Bsmt	Storage	9'10" X 6'4"			X
Main F.	Office	8'9" X 7'6"	Bsmt	Other	24'7" X 21'10"			X
Main F.	Foyer	10'2" X 6'9"			X			
Above	Master Bedroom	22' X 19'11"			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,532	Total # Rooms:	18
Finished Floor Up SqFt:	1,209	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	905	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,646	Basement Area:	Full
		Suite:	None
Unfinished Floor:	550		
Grand Total Floor Area:	4,196		

Listing Broker(s): Dexter Associates Realty

Fabulous family home with 5 bdrms & 4 bthrms. Located on quiet cul-de-sac in desirable Indian River, this lovely peaceful & private setting backs onto Mt. Seymour Park. You will love the vaulted ceilings, skylights, open flow through out the house. The main floor features a sunken living room with gas f/p, separate dining area & the perfect family hub at the back of the house with kitchen, eating area & family room (also with fireplace). The kitchen leads off to the large sun drenched deck & fully fenced yard. Upstairs are 4 bdrms & 2 bthrms featuring a fantastic master bdrm with ensuite, walk-in closet & fireplace. Downstairs has large family room, bdrm, bthrm & potential for an in-law suite with its own separate entrance.