



Presented by:

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Active
R3105995
Board: V
House/Single Family

3938 BRAEMAR PLACE

North Vancouver
Braemar
V7N 4M8

Residential Detached

\$2,599,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,599,900
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1992
Frontage(feet): 0.00	Bathrooms: 4	Age: 34
Frontage(metres):	Full Baths: 3	Zoning: RES
Depth / Size:	Half Baths: 1	Gross Taxes: \$11,418.61
Lot Area (sq.ft.): 9,428.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.22	P.I.D.: 015-768-767	Tax Inc. Utilities?: No
Flood Plain:	View: Yes: PARTIAL CITY	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 4	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Mixed		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)			
Type of Roof: Wood			

Legal: **LOT R OF LOT 19 BLOCK B DISTRICT LOT 799 PLAN 22692**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,660	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,399	Main	Family Room	22'10 x 15'10	Bsmt	Bedroom	11'8 x 11'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'0 x 12'6	Bsmt	Recreation Room	24'6 x 20'11	Main 2
Finished Floor (Below):	0	Main	Living Room	16'6 x 13'10	Bsmt	Kitchen	12'9 x 11'10	Above 5
Finished Floor (Basement):	1,206	Main	Laundry	10'7 x 9'5			x	Above 4
Finished Floor (Total):	4,265 sq. ft.	Main	Den	11'8 x 9'4			x	Bsmt 4
Unfinished Floor:	0	Main	Eating Area	10'10 x 8'10			x	
Grand Total:	4,265 sq. ft.	Main	Kitchen	15'10 x 12'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	23'7 x 13'7			x	
Suite:		Above	Walk-In Closet	10'5 x 7'2			x	
Basement: Fully Finished		Above	Bedroom	11'8 x 10'8			x	
		Above	Bedroom	13'7 x 11'3			x	
		Above	Bedroom	9'10 x 9'9			x	
		Bsmt	Bedroom	13'11 x 10'11			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 16	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Royal LePage West Real Estate Services**

COURT ORDERED SALE. Exceptional opportunity in sought-after Braemar. Located on a quiet cul-de-sac, this 3-level home offers 4,265 Sq.Ft. of living space on a 9,428 Sq.Ft. south-facing lot. Features 6 bedrooms plus a den and a functional layout ideal for families. The main floor offers spacious principal rooms and an open-concept design with a kitchen overlooking a private, park-like backyard. Upstairs includes generous bedrooms and a primary suite with ensuite and fireplace. Walk-out basement with self-contained 2-bedroom suite. Fully fenced yard with multiple decks and partial city views. Steps to Braemar Park, trails, and schools, in a highly desirable family-friendly neighbourhood. Property sold "as is, where is."



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Active
R3092194
Board: V
House/Single Family

4577 CAPILANO ROAD

North Vancouver
Canyon Heights NV
V7R 4K3

Residential Detached

\$2,790,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,189,800
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1988
Frontage(feet): 0.00	Bathrooms: 6	Age: 38
Frontage(metres):	Full Baths: 4	Zoning: RS3
Depth / Size:	Half Baths: 2	Gross Taxes: \$12,079.51
Lot Area (sq.ft.): 8,279.61	Rear Yard Exp: Southwest	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 008-973-644	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt., 3 Storey	Total Parking: 6	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Mixed	Driveway Finish: Gravel		
Foundation: Concrete Perimeter	Dist. to Public Transit: 130 meters	Dist. to School Bus: 600 meters	Land Lease Expiry Year:
Renovations: Completely	Reno. Year: 2021	Property Disc.: No	
# of Fireplaces: 2	R.I. Fireplaces:	Fixtures Leased: No :Foreclosure	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No :Foreclosure	
Fuel/Heating: Forced Air, Natural Gas	Metered Water:	Floor Finish: Hardwood, Mixed	
Outdoor Area: Fenced Yard, Patio(s)	R.I. Plumbing:		
Type of Roof: Metal			

Legal: **LOT D BLOCK 5 DISTRICT LOT 595 PLAN 21478**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Finished Floor (Main):	1,522	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,440	Main	Dining Room	13'5" x 18'2"	Above	Walk-In Closet	8'8" x 8'6"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'1" x 23'9"			x	Main 2
Finished Floor (Below):	1,331	Main	Foyer	8'8" x 6'11"	Below	Bar Room	13'6" x 22'	Above 6
Finished Floor (Basement):	0	Main	Kitchen	14'3" x 14'2"	Below	Recreation Room	26'4" x 14'5"	
Finished Floor (Total):	4,293 sq. ft.	Main	Wok Kitchen	11'2" x 12'6"	Below	Living Room	16'9" x 12'8"	
Unfinished Floor:	0	Main	Living Room	12'9" x 19'	Below	Cold Room	4'8" x 11'9"	Above 3
Grand Total:	4,293 sq. ft.	Main	Office	11'1" x 9'10"	Below	Utility	7' x 5'10"	Below 2
Flr Area (Det'd 2nd Res):	sq. ft.				Below	Laundry	6'9" x 5'6"	
Suite: None		Above	Bedroom	13'2" x 14'6"			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	11'2" x 10'9"			x	Above 3
		Above	Bedroom	13'1" x 9'8"			x	Below 3
		Above	Laundry	9'11" x 5'8"			x	
		Above	Primary Bedroom	15'3" x 17'8"			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 19	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Keller Williams Ocean Realty**

Exceptionally re-designed home nestled in a quiet cul-de-sac off of Capilano Road, overlooks Capilano River in the serene Canyon Heights neighborhood. Boasting an open floorplan with custom millwork, cabinets & finishings, the main floor offers high end living and dining areas with a chef's delight custom kitchen, separate wok kitchen, office and family room. 4 spacious sun-drenched bedrooms on the top floor. The Primary bedroom, with spa-like ensuite, offers privacy and views of the lush tree-lined Capilano River canyon. Lower floor is an entertainers delight; large serving bar with dance floor, recroom, his & hers bathrooms, & a separate entrance, perfect for hosting private events for up to 80 people. Peaceful and quiet backyard. North Vancouver living at its finest.