



Presented by:
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Active
R3014755

Board: V
House/Single Family

3328 TENNYSON CRESCENT

North Vancouver
Lynn Valley
V7K 2A8

Residential Detached

\$1,925,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,925,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1977**
Frontage(feet): **63.00** Bathrooms: **3** Age: **48**
Frontage(metres): **19.20** Full Baths: **3** Zoning: **RS3**
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$7,831.00**
Lot Area (sq.ft.): **7,875.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.18** P.I.D.: **007-959-338** Tax Inc. Utilities?: **No**
Flood Plain: **No** 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: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing: **No**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **two blocks** Dist. to School Bus: **5 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LT 13 LD 37 DL 2003 PL 14014 NWD**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,540	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	9' x12'5'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21' x14'			x	Main	3
Finished Floor (Below):	1,108	Main	Dining Room	10' x13'			x	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'5' x13'			x	Below	4
		Main	Bedroom	9' x12'			x		
Finished Floor (Total):	2,648sq. ft.	Main	Bedroom	9' x11'			x		
Unfinished Floor:	225	Below	Bedroom	9' x11'			x		
Grand Total:	2,873sq. ft.	Below	Bedroom	9' x12'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Family Room	9'5' x9'5'			x		
Suite: None		Bsmt	Foyer	12' x9'			x		
Basement: Partly Finished, Separate Entry		Main	Eating Area	12'5' x10'			x		
		Bsmt	Recreation Room	13' x12'			x		
		Bsmt	Other	12'5' x18'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **RE/MAX Sabre Realty Group**

Attractive street. Excellent maintained and private grounds. One time contemporary design. Vaulted living room. Rooms are generous. Covered deck is a nice feature 21'X11'. Easy to upgrade to modern some areas. Level lot. All useable.