



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
Stonehaus Realty Corp.  
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**Active**  
**R3063582**  
Board: V  
House/Single Family

**4577 CAPILANO ROAD**

North Vancouver  
Canyon Heights NV  
V7R 4K3

Residential Detached

**\$3,650,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,650,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**  
Frontage(feet): **0.00** Bathrooms: **6** Age: **37**  
Frontage(metres): Full Baths: **4** Zoning: **RS3**  
Depth / Size: Half Baths: **2** Gross Taxes: **\$12,079.51**  
Lot Area (sq.ft.): **8,279.65** 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: **Virtual Tour URL**  
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.**  
Construction: **Concrete Frame, Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Metal**

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **6** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Driveway Finish: **Gravel**  
Dist. to Public Transit: **130 meters** Dist. to School Bus: **600 meters**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **No**  
Fixtures Leased: **No :FORECLOSURE**  
Fixtures Rmvd: **No :FORECLOSURE**  
Floor Finish: **Hardwood, Mixed**

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"	Below	Bar Room	13'6" x 22'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'1" x 23'9"	Below	Recreation Room	26'4" x 14'5"	Main 2
Finished Floor (Below):	1,331	Main	Foyer	8'8" x 6'11"	Below	Living Room	16'9" x 12'8"	Above 6
Finished Floor (Basement):	0	Main	Kitchen	14'3" x 14'2"	Below	Cold Room	4'8" x 11'9"	
Finished Floor (Total):	4,293 sq. ft.	Main	Wok Kitchen	11'2" x 12'6"	Below	Utility	7' x 5'10"	
Unfinished Floor:	0	Main	Living Room	12'9" x 19'	Below	Laundry	6'9" x 5'6"	Above 3
Grand Total:	4,293 sq. ft.	Main	Office	11'1" x 9'10"			x	Below 2
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'2" x 14'6"			x	
		Above	Bedroom	11'2" x 10'9"			x	
		Above	Bedroom	13'1" x 9'8"			x	Above 3
		Above	Laundry	9'11" x 5'8"			x	Below 3
		Above	Primary Bedroom	15'3" x 17'8"			x	
		Above	Walk-In Closet	8'6" x 8'8"			x	

Suite: **None**  
Basement: **Fully Finished**  
Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **19**  
Manuf Type: Registered in MHR?: PAD Rental:  
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.**



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**Active**  
**R3045305**  
Board: V  
House/Single Family

**4511 CAPILANO ROAD**

North Vancouver  
Canyon Heights NV  
V7R 4K2

Residential Detached

**\$3,847,500** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,995,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>2014</b>
Frontage(feet): <b>85.00</b>	Bathrooms: <b>5</b>	Age: <b>11</b>
Frontage(metres): <b>25.91</b>	Full Baths: <b>4</b>	Zoning: <b>RS3</b>
Depth / Size: <b>174</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$13,461.00</b>
Lot Area (sq.ft.): <b>16,332.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.37</b>	P.I.D.: <b>008-885-541</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer</b>	
Sewer Type: <b>Community</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **4** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas, Other**  
Fuel/Heating: **Electric, Forced Air, Hot Water**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: **Aggregate**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT A, BLOCK 3 & 4, PLAN VAP12483, DISTRICT LOT 595, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,494	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,865	Main	Living Room	30' x 16'	Bsmt	Recreation Room	15' x 18'	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12' x 17'15"	Bsmt	Sauna	5' x 8'	Main	3
Finished Floor (Below):	0	Main	Family Room	15' x 16'	Bsmt	Utility	6'5' x 10'3"	Above	4
Finished Floor (Basement):	1,799	Main	Kitchen	13'7' x 17'7"			x	Above	3
		Main	Foyer	7' x 15'8"			x	Bsmt	2
Finished Floor (Total):	6,158sq. ft.	Main	Pantry	6' x 8'			x	Bsmt	3
Unfinished Floor:	0	Main	Kitchen	7'5' x 19'			x		
Grand Total:	6,158sq. ft.	Abv Main 2	Primary Bedroom	14'5' x 18'1"			x		
		Abv Main 2	Bedroom	12' x 14'			x		
		Abv Main 2	Bedroom	10' x 11'2"			x		
		Abv Main 2	Bedroom	8'3' x 14'9"			x		
		Bsmt	Walk-In Closet	10' x 15'4"			x		
		Bsmt	Family Room	14'6' x 20'5"			x		
Suite:		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement:Full		MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 2	# of Rooms: 16								

Listing Broker(s): **RA Realty Alliance Inc.**

**This exceptionally well-crafted residence sits on a beautifully landscaped 16,332 sq. ft. lot, within close proximity to Edgemont Village and Cleveland Park. Thoughtfully designed with 5 spacious bedrooms and 4 full bathrooms, it showcases refined finishes and a modern aesthetic across 6,158 sq. ft. of living space spread over three levels. The home offers a gourmet French-style kitchen with premium appliances, a secondary open-concept kitchen with a walk-in pantry, radiant heating, German-engineered porcelain flooring, and a high-quality roof. The lower level is tailored for entertaining, featuring a custom wet bar, recreation room, sauna, steam room, and additional walk-in closets. Conveniently located within walking distance to Handsworth Secondary and Canyon Heights Elementary.**