



Presented by:
Nicky Tu PREC*

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Active
R2439891

Board: V
House/Single Family

1362 SUNNYSIDE DRIVE

North Vancouver
Capilano NV
V7R 1B1

Residential Detached

\$1,990,000 (LP)

(SP)



Sold Date:	Frontage (feet):	54.50	Original Price: \$1,990,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 2007
Depth / Size: 174.5 irreg.	Bathrooms:	7	Age: 13
Lot Area (sq.ft.): 7,912.00	Full Baths:	6	Zoning: RSMF
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,737.16
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-371-617
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Concrete, Hardwood**

Legal: **LOT 10, BLOCK 6, PLAN VAP4740, DISTRICT LOT 601, NEW WESTMINSTER LAND DISTRICT, OF BLKS 1 TO 5 & 7 TO 9, & DL 607**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 16'6	Below	Bedroom	16' x 11'2			x
Main	Kitchen	14' x 13'	Below	Bedroom	12' x 9'			x
Main	Dining Room	17' x 12'	Below	Kitchen	14' x 13'			x
Main	Family Room	17' x 17'	Below	Living Room	18' x 10'			x
Above	Master Bedroom	20' x 20'			x			x
Above	Bedroom	15' x 10'			x			x
Above	Bedroom	13' x 12'			x			x
Above	Bedroom	14' x 13'6			x			x
Below	Recreation	16' x 16'			x			x
Below	Bedroom	16' x 16'			x			x

Finished Floor (Main):	1,501	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,294	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,843	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,638 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 7	5	Below	4	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Fully Finished	6	Below	3	No	
Grand Total:	4,638 sq. ft.		7	Below	3	No	
			8				

Listing Broker(s): **VPG Realty Inc.**

High end custom home, designed and constructed by some of the best in the business. This is a stunning family home on an estate-like setting, just a short trail walk from Edgemont Village. 6 bedrooms, 7 bathrooms, including a 2 bed / 2 bath suite and a gorgeous loft style carriage house. Polished concrete floors throughout with 11 zone radiant in floor heating, double car garage - currently transformed into excessive studio, a massive covered patio and BBQ zone, and still enough room for for you to put in a pool! This is a COURT ORDERED SALE. Contact your agent for details on the process or for showings.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2458959

Board: V
House/Single Family

572 GRANADA CRESCENT

North Vancouver
Upper Delbrook
V7N 3A8

Residential Detached

\$2,690,000 (LP)

(SP)



Sold Date: Frontage (feet): **75.00** Original Price: **\$2,690,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2010**
Depth / Size: Bathrooms: **6** Age: **10**
Lot Area (sq.ft.): **7,834.00** Full Baths: **4** Zoning: **RSD**
Flood Plain: Half Baths: **2** Gross Taxes: **\$12,565.60**
Rear Yard Exp: **North** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **009-694-234**
Tour: **Virtual Tour URL**

View: **Yes: Downtown and Ocean Views**
Complex / Subdiv: **Upper Delbrook**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **4**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 63, BLOCK 5, PLAN VAP9330, DISTRICT LOT 577, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 578**

Amenities: **Elevator**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions		
Main	Living Room	16'3 x 12'6	Above	Walk-In Closet	8'11 x 5'8	Below	Storage	8'3x 3'1		
Main	Great Room	19'2 x 17'7	Above	Flex Room	10' x 9'4			x		
Main	Kitchen	20'3 x 12'5	Above	Bedroom	11'5 x 10'11			x		
Main	Dining Room	13'10 x 11'2	Above	Walk-In Closet	4'4 x 3'4			x		
Main	Pantry	5'11 x 4'2	Above	Bedroom	11'6 x 10'6			x		
Main	Laundry	7'2 x 4'2	Above	Walk-In Closet	5'4 x 4'4			x		
Main	Foyer	11'4 x 10'1	Below	Living Room	17'7 x 15'3			x		
Main	Patio	21' x 15'	Below	Kitchen	12'11 x 8'10			x		
Main	Patio	71'9 x 19'6	Below	Bedroom	13'1 x 8'2			x		
Above	Master Bedroom	14'6 x 12'2	Below	Bedroom	10'3 x 9'9			x		
Finished Floor (Main):		1,875	# of Rooms:21			Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):		1,410	# of Kitchens: 2			1	Main	2	No	Barn:
Finished Floor (Below):		1,385	# of Levels: 3			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):		0	Suite:			3	Above	5	Yes	Pool:
Finished Floor (Total):		4,670 sq. ft.	Crawl/Bsmt. Height:			4	Above	4	Yes	Garage Sz: 20'7 x 19'9
			Beds in Basement: 0 Beds not in Basement:5			5	Below	2	No	Grg Dr Ht:
Unfinished Floor:		0	Basement: Full, Separate Entry			6	Below	3	No	
Grand Total:		4,670 sq. ft.				7				
						8				

Listing Broker(s): **Engel & Volkers Vancouver**

Situated at the end of a sunny, flat, quiet cul-de-sac is this gorgeous, 4,670 sq/ft home with stunning downtown and ocean views. Enter the grand foyer into the expansive great room with soaring ceilings and access to 2 oversized private patios. The large living room & dining room connected to the gourmet kitchen with large island and breakfast bar are perfect for entertaining family and friends. Upstairs boasts a massive master bedroom with panoramic views & spa-like ensuite, WICLO + flex space/home office. 2 more bdrms up both with ensuites. Travel down the stairs, or, take the elevator. The basement could be a self-contained 2 bed/2 bath suite with kitchen/laundry. Attached 2 car garage, lots of storage, close to top ranked schools as well as Edgemont Village.