



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
 Phone: 604-767-5913

nickyhmtu@gmail.com



**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):	<b>1,501</b>	# of Rooms:	<b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,294</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,843</b>	Suite:		3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,638 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>7</b>	5	<b>Below</b>	<b>4</b>	<b>No</b>	Grg Dr Ht:
Grand Total:	<b>4,638 sq. ft.</b>	Basement: <b>Fully Finished</b>		6	<b>Below</b>	<b>3</b>	<b>No</b>	
				7	<b>Below</b>	<b>3</b>	<b>No</b>	
				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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**Active**  
**R2437117**  
Board: V  
House/Single Family

**572 GRANADA CRESCENT**

North Vancouver  
Upper Delbrook  
V7N 3A8

Residential Detached

**\$2,890,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>75.00</b>	Original Price: <b>\$3,100,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2010</b>
Depth / Size:	Bathrooms:	<b>6</b>	Age: <b>10</b>
Lot Area (sq.ft.): <b>7,834.00</b>	Full Baths:	<b>4</b>	Zoning: <b>RSD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$12,565.60</b>
Rear Yard Exp: <b>North</b>			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>009-694-234</b>
			Tour: <b>Virtual Tour URL</b>
View:	<b>Yes: Ocean and City View</b>		
Complex / Subdiv:	<b>Upper Delbrook</b>		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	<b>City/Municipal</b>		

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: **Community**  
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: **2** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **1 Block** Dist. to School Bus: **.85 KM**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed, Tile**

Legal: **LOT 63, BLOCK 5, DISTRICT LOTS 577 AND 578 PLAN 9330**

Amenities: **Elevator**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'4 x 10'1	Above	Bedroom	11'5 x 10'11	Bsmt	Storage	8'3x 3'1
Main	Great Room	19'2 x 17'7	Above	Walk-In Closet	4'4 x 3'4			x
Main	Living Room	16'3 x 12'6	Above	Bedroom	11'6 x 10'6			x
Main	Dining Room	13'10 x 11'2	Above	Walk-In Closet	5'4 x 4'4			x
Main	Kitchen	20'3 x 12'5	Above	Office	10'0 x 9'4			x
Main	Laundry	7'2 x 4'2	Above	Patio	14'5 x 3'9			x
Main	Patio	21'0 x 15'0	Bsmt	Living Room	17'7 x 15'3			x
Main	Patio	71'9 x 19'6	Bsmt	Kitchen	12'11 x 8'0			x
Above	Master Bedroom	14'6 x 12'2	Bsmt	Bedroom	13'1 x 8'2			x
Above	Walk-In Closet	8'11 x 5'8	Bsmt	Bedroom	10'3 x 9'9			x

Finished Floor (Main): **1,851**  
Finished Floor (Above): **1,399**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,293**  
Finished Floor (Total): **4,543 sq. ft.**  
  
Unfinished Floor: **77**  
Grand Total: **4,620 sq. ft.**

# of Rooms: **21**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **2** Beds not in Basement: **3**  
Basement: **Full, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	Yes
4	Above	3	Yes
5	Bsmt	2	No
6	Bsmt	3	No
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz: **20'5x19'10**  
Grg Dr Ht:

Listing Broker(s): **Sotheby's International Realty Canada**

**Royal LePage West Real Estate Services**

**WOW!! Incredible city & water views!! Large level cul-del-sac ideal for kids. Upstairs: 3 bedrooms w/ensuites & walk-in closets perfect for growing kids, teens or adult children, peaceful home office, large master suite w/ panoramic view & spa-like ensuite. Main floor layout is expansive & open with extensive use of windows front & back to bring in the natural light, great room plan w/ formal dining and living rooms, gorgeous exposed post & beam construction and vaulted ceiling. Basement w/ separate entrance, 2 bedrooms, 2 bathrooms, kitchen & laundry. Great entertainer's backyard w/outdoor BBQ area & water feature. Family neighbourhood w/ excellent schools & French Immersion. Mins to Edgemont Village & all that it offers. **BONUS: Elevator. Call for detailed walk-through video upon request.****



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**Active**  
**R2431236**  
Board: V  
House/Single Family

**4379 ARUNDEL ROAD**

North Vancouver  
Forest Hills NV  
V7R 3T2

Residential Detached

**\$3,490,000** (LP)

(SP)



Sold Date: Frontage (feet): **46.33** Original Price: **\$3,680,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2019**  
Depth / Size: **153** Bathrooms: **7** Age: **1**  
Lot Area (sq.ft.): **12,300.00** Full Baths: **6** Zoning: **SFD**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$13,260.30**  
Rear Yard Exp: Council Apprv?: For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **No** P.I.D.: **009-787-526**  
Tour:

View: **No**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**  
Sewer Type: **City/Municipal**

Style of Home: **3 Storey, Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Other**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Metal**

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

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 5 BLOCK 17 OF BLOCK X DISTRICT LOTS 577, 596 AND 597 PLAN 9056**

Amenities: **Elevator**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **Air Conditioning, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	18'2 x 12'1	Above	Bedroom	12'9 x 11'6			x
Main	Dining Room	19'0 x 13'5	Below	Games Room	33'0 x 19'4			x
Main	Family Room	18'10 x 17'11	Below	Media Room	20'5 x 17'9			x
Main	Living Room	20'1 x 18'0	Below	Bar Room	12'2 x 11'8			x
Main	Kitchen	23'5 x 16'1	Below	Recreation	17'4 x 17'10			x
Main	Office	13'1 x 12'8	Below	Flex Room	17'11 x 9'2			x
Above	Master Bedroom	19'7 x 14'11	Below	Sauna	8'8 x 6'0			x
Above	Walk-In Closet	12'11 x 6'6	Below	Bedroom	14'5 x 11'7			x
Above	Bedroom	13'5 x 12'3	Below	Living Room	13'8 x 11'7			x
Above	Bedroom	13'3 x 12'4	Below	Kitchen	12'5 x 7'6			x

Finished Floor (Main):	<b>2,520</b>	# of Rooms: <b>20</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,761</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>2,948</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>7,229 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Main</b>	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>7,229 sq. ft.</b>	Basement: <b>Full</b>	6	<b>Main</b>	<b>2</b>	<b>No</b>	
		Bed not in Basement: <b>5</b>	7	<b>Below</b>	<b>3</b>	<b>No</b>	
			8	<b>Below</b>	<b>3</b>	<b>No</b>	

Listing Broker(s): **Luxmore Realty**

**Brand NEW modern minimalism with architectural flair and detail throughout this masterpiece. Over 12000 ft lot and Full of natural light through large panes of glass, this luxury residence will amaze you from the moment you walk in. Open concept centre by ELEVATOR/ staircase spreading to North/South Wing and Smart home automation system controls the gate, lights, thermostats, cameras, music, video camera/technology. 2-5-10 new home warranty, 5 bedrooms, 7 bathrooms and 7229 ft with warmth throughout the contemporary natured home that will please all members of the family. Perfect for 3 generations and big family. One bedroom suite in basement. Virtual Open House April 25 Sat 2 pm-2:30 pm, <https://us04web.zoom.us/j/73146595231?pwd=NXJiVddwOVRwNkQxMXQvcmtYVnhFUT09>**