

Presented by:  
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North Vancouver, Tempe Residential Detached  
**2496 TEMPE KNOLL DR, V7N 4J1** **MLS# V1137606** **Active**



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List Price: **\$1,350,000**

Complex/Subdiv: **Tempe**

Frontage: **55.00 ft** Bedrooms: **6** PID: **002-623-994**  
 Depth/Size: **110** Bathrooms: **4** Type: **House/Single Family**  
 Lot Area SqFt: **6050.00** Full Baths: **3** Approx Yr Blt: **1986**  
 Rear Yard Exp: **N** Half Baths: **1** Age at List Date: **29**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,776 (2015)**  
 Flood Plain: Zoning: **RS-1**

View:  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Double</b>	
Exterior: <b>Stucco, Wood</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: <b>2</b>
Type of Roof: <b>Wood</b>		Dist to School Bus: <b>5</b>
Renovations:	Reno Year:	Possession:
Flooring: <b>Hardwood, Wall/Wall/Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Natural Gas, Forced Air</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Gas - Natural</b>		Out Buildings:
Outdoor Area: <b>Sundeck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL VAP20292 LT 185 BLK B DL 616 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	8' X 5'9	Above	Bedroom	11'11 X 9'11			X
Main F.	Living Room	19'9 X 13'6	Above	Bedroom	9'11 X 12'			X
Main F.	Dining	12'2 X 12'	Below	Recreation Room	19'11 X 13'			X
Main F.	Kitchen	14'10 X 8'1	Below	Bedroom	12'9 X 11'4			X
Main F.	Family Room	13' X 14'10	Below	Kitchen	9'8 X 8'7			X
Main F.	Office	11'2 X 8'10	Below	Other	9'8 X 8'7			X
Main F.	Laundry	11'2 X 6'10	Below	Other	11'4 X 30'7			X
Above	Master Bedroom	15'1 X 13'6			X			X
Above	Bedroom	15'3 X 19'11			X			
Above	Bedroom	11'7 X 12'7			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>
Main Floor Area SqFt: <b>1,304</b>	Total # Rooms: <b>17</b>	1 <b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt: <b>1,477</b>	# Kitchens: <b>2</b>	2 <b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Down: <b>896</b>	Finished Levels: <b>3</b>	3 <b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Bsmt SqFt: <b>0</b>	Crawl/Bsmt Height:	4 <b>3 Piece; Ensuite: N; Level: Below</b>
Total Finished Floor SqFt: <b>3,677</b>	Basement Area: <b>Full</b>	5
		6
Unfinished Floor: <b>391</b>	Suite:	7
Grand Total Floor Area: <b>4,068</b>		8

Listing Broker(s): **Team 3000 Realty Ltd. (WVan)**

**Fabulous home in a fabulous neighbourhood! Amazingly spacious family home with room to spare! 6 bdrms & 4 bthrms with h/w floors, heritage French doors, & California shutters. Upstairs has 5 bdrms or use the large 5th bedroom as a 2nd rec room for the kids. The Master Suite has a lrg w/i closet and ensuite bathroom. The main floor offers great entertainment space, with a living room, family room, dining room & kitchen; which flows out to the covered deck & the private back yard. The main level also boasts a lrg laundry rm, spacious office & direct access to the garage. The lwr level could easily be converted to a in-law suite with sep entrance to the back yard. Loads of dry and easily accessible storage.**