



Presented by: Christopher Brown

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Active
R2155349
Board: V
House/Single Family

1314 MOUNTAIN HIGHWAY
North Vancouver
Westlynn
V7J 2M1

Residential Detached
\$1,399,000 (LP)
(SP) **M**



Sold Date: Frontage (feet): **52.00** Original Price: **\$1,399,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1969**
Depth / Size: **122** Bathrooms: **2** Age: **48**
Lot Area (sq.ft.): **9,566.00** Full Baths: **2** Zoning: **RS-3**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,939.75**
Rear Yard Exp: **East** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **008-749-841**
Tour: **Virtual Tour URL**

View: **No**
Complex / Subdiv: **Westlynn**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Slab**
Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **PL VAP12998 LT 7 BLK 125 LD 36**

Amenities: **Bike Room, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'0 x 13'5			x			x
Main	Dining Room	11'5 x 8'0			x			x
Main	Kitchen	12'8 x 7'7			x			x
Main	Eating Area	8'2 x 5'1			x			x
Main	Family Room	22'7 x 11'1			x			x
Main	Bedroom	12'2 x 11'4			x			x
Main	Master Bedroom	15'1 x 13'0			x			x
Main	Bedroom	12'5 x 8'1			x			x
Main	Bedroom	9'0 x 8'4			x			x
		x			x			x

Finished Floor (Main): 1,431	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 695	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	Yes	Workshop/Shed: 15.9x...
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 2,126 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 2,126 sq. ft.	Basement: None	6				
	Bed not in Basement: 4	7				
		8				

Listing Broker(s): **Oakwyn Realty Ltd.**

Great family home sitting on an almost 10,000sqft lot in Westlynn. This home looks like it's been plucked from the mountainside in Switzerland and placed gently in North Vancouver. Boasting 3 or 4 bedrooms, 2 full bathrooms, a large living room, family room, sprawling back yard, tons of storage and the perfect workshop to work on your bike before heading up Fromme. With nothing to do here other than move in and enjoy the summer lounging in the backyard BBQing with friends and enjoying living in this part of the world.