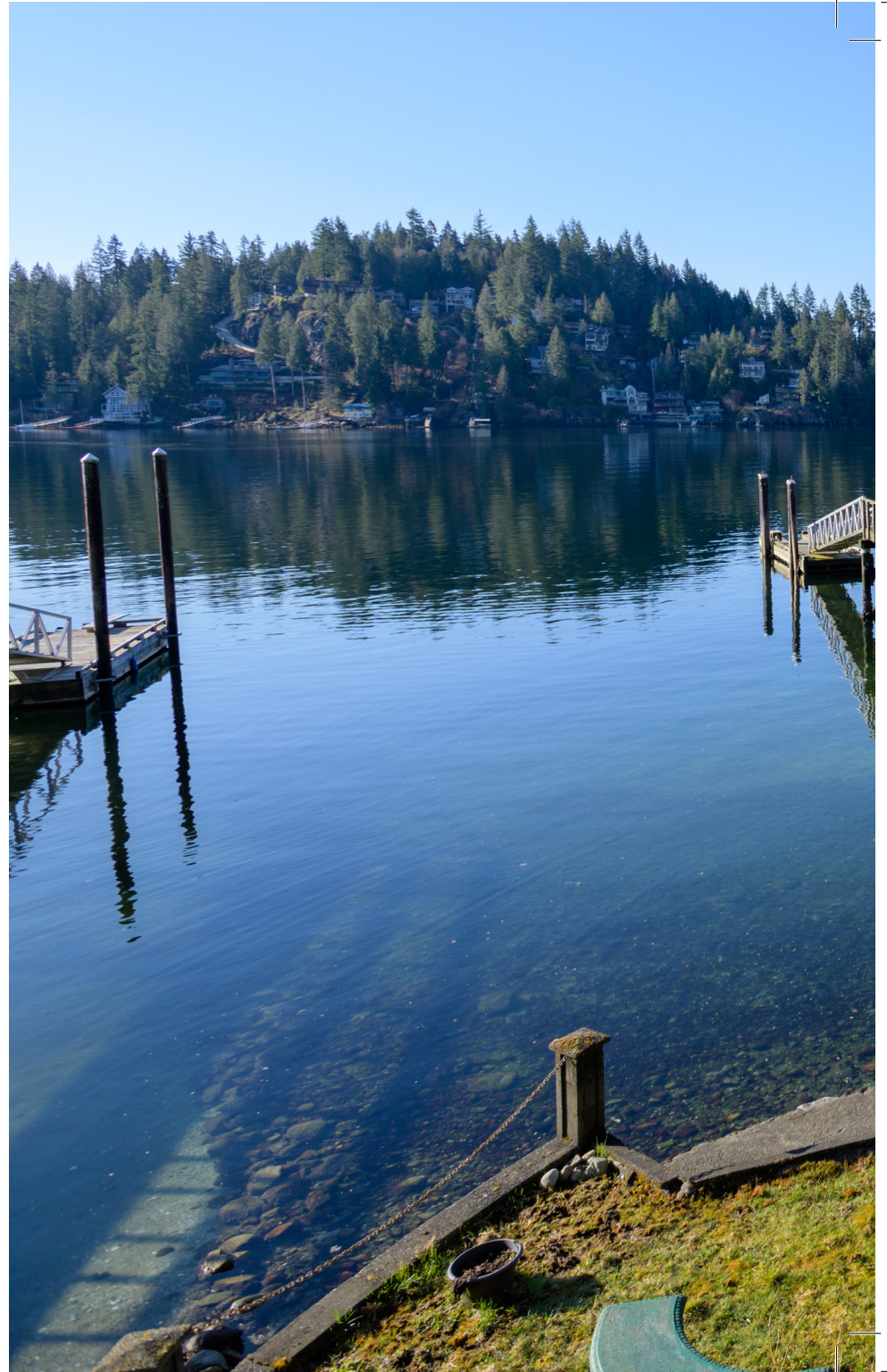
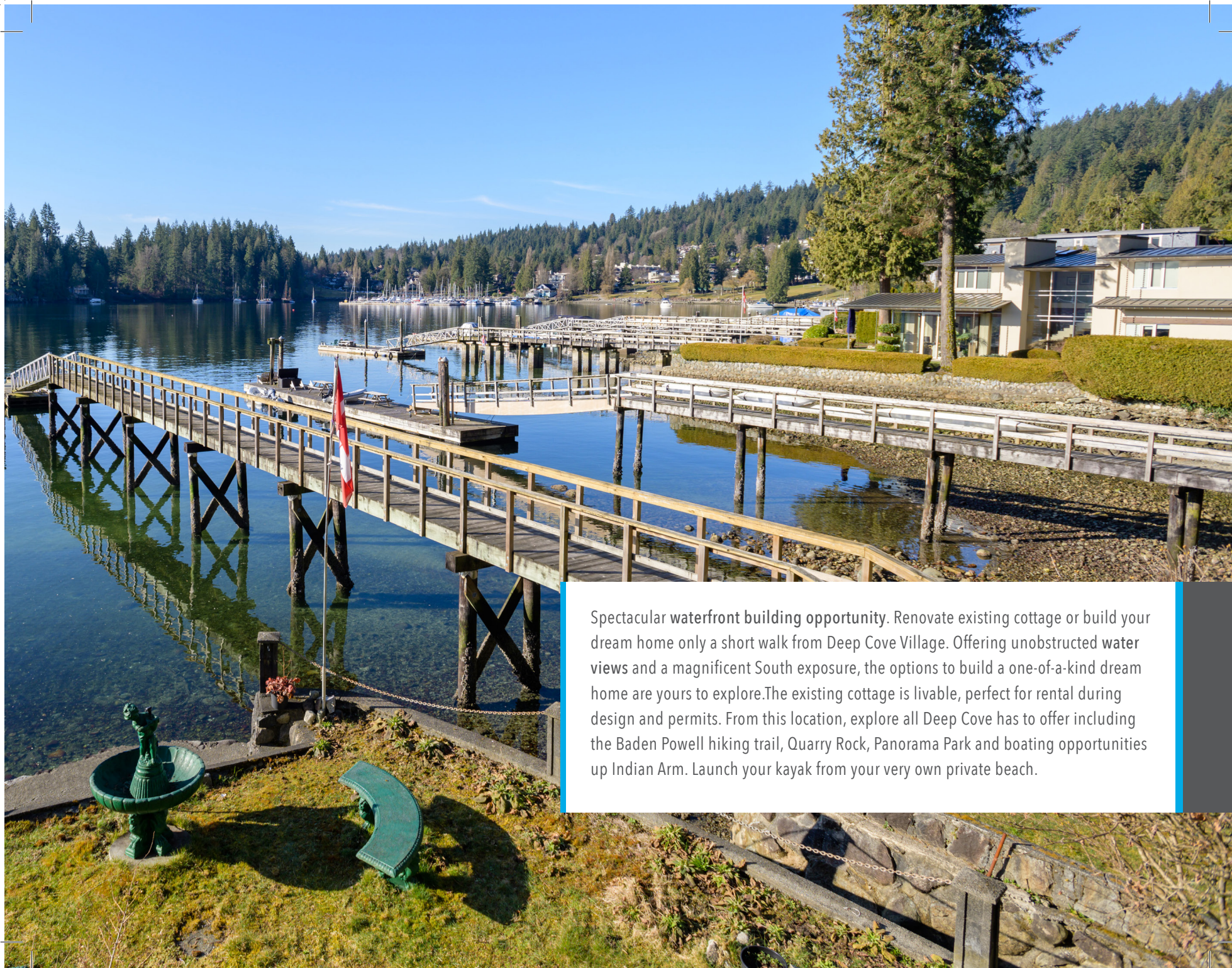


2820 PANORAMA DRIVE NORTH VANCOUVER







Spectacular waterfront building opportunity. Renovate existing cottage or build your dream home only a short walk from Deep Cove Village. Offering unobstructed water views and a magnificent South exposure, the options to build a one-of-a-kind dream home are yours to explore. The existing cottage is livable, perfect for rental during design and permits. From this location, explore all Deep Cove has to offer including the Baden Powell hiking trail, Quarry Rock, Panorama Park and boating opportunities up Indian Arm. Launch your kayak from your very own private beach.



CHRIS BROWN | 778.881.0673
PERSONAL REAL ESTATE CORPORATION | chris@chrisbrownrealestate.ca

VPG REALTY INC. | 604-770-4353 | www.vpgrealty.ca
159 - 1233 Lynn Valley Road, North Vancouver, BC, V7J 0A1



Presented by:
Chris Brown PREC*

VPG Realty Inc.
Phone: 778-881-0673
http://www.chrisbrownrealestate.ca
chris@chrisbrownrealestate.ca



Active
R2348391
Board: V
House/Single Family

2820 PANORAMA DRIVE

North Vancouver
Deep Cove
V7G 1V6

Residential Detached

\$2,388,800 (LP)
(SP)



Sold Date:	Frontage (feet):	33.50	Original Price: \$2,388,800
Meas. Type: Feet	Bedrooms:	1	Approx. Year Built: 1937
Depth / Size:	Bathrooms:	3	Age: 82
Lot Area (sq.ft.): 5,053.00	Full Baths:	2	Zoning: RS4
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,988.98
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 014-905-906
			Tour: Virtual Tour URL

View: **Yes: Unobstructed Water Views**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Community**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

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

Metered Water:

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport; Single**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **BLOCK 9, PLAN VAP1194, DISTRICT LOT 626, GROUP 1, NEW WESTMINSTER LAND DISTRICT, THAT PT OF LOT C LYING S OF THE S BOUNDARY OF THE DIVERTED RD IN REF PL 4023 OF LOT 7**

Amenities: **In Suite Laundry**

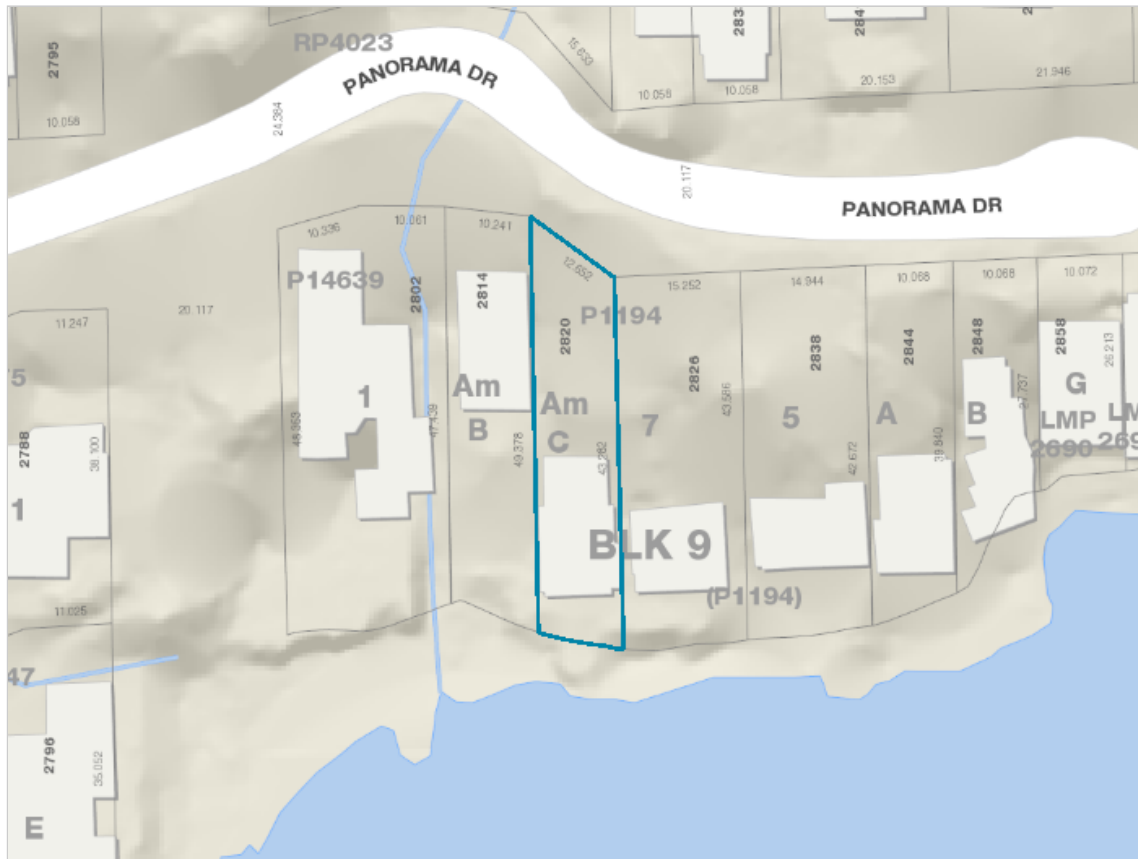
Site Influences: **Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	16'3 x 16'3	Below	Living Room	16' x 10'9			x
Above	Office	7'7 x 16'3	Below	Kitchen	7'2 x 8'			x
Above	Walk-In Closet	10'11 x 9'7	Below	Utility	17'10 x 9'3			x
Above	Patio	9'1 x 4'	Below	Laundry	9'9 x 6'			x
Main	Dining Room	8'3 x 12'	Below	Storage	3'8 x 4'2			x
Main	Living Room	15'6 x 16'7			x			x
Main	Kitchen	8'10 x 16'4			x			x
Main	Foyer	7'8 x 8'11			x			x
Main	Patio	24'8 x 9'8			x			x
Below	Dining Room	8'3 x 11'6			x			x

Finished Floor (Main): 814	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 738	# of Kitchens: 2	1	Above	3	No	Barn:
Finished Floor (Below): 815	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Other	3	Below	3	No	Pool:
Finished Floor (Total): 2,367 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 1	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: Fully Finished	6				
Grand Total: 2,367 sq. ft.		7				
		8				

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

Open House: Sun, March 31, 1-4pm. Spectacular WATERFRONT BUILDING OPPORTUNITY. Renovate existing cottage or build your dream home only a short walk from Deep Cove Village on Panorama Dr. Offering unobstructed WATER VIEWS and a magnificent South exposure, the options to build a one-of-a-kind dream home are yours to explore. The existing cottage is livable, perfect for rental during design and permits. Initial research shows ability to build between 3000 - 4000 sq. ft. waterfront home, depending on design. From this location, explore all Deep Cove has to offer including the Baden Powell hiking trail, Quarry Rock, Panorama Park and boating opportunities up Indian Arm. Launch your kayak from your very own private beach. Opportunities to build a new home, on the water, are rare.



2820 PANORAMA DR

Legal

Legal Description

THAT PART OF LOT C LYING SOUTH OF THE SOUTH BOUNDARY OF THE DIVERTED ROAD IN REFERENCE PLAN 4023 OF LOT 7 BLOCK 9 DISTRICT LOT 626 PLAN 1194

LTOPID

014-905-906

Folio

0456-6700-4

Owner Type

PRIVATE

Property Type

FEE SIMPLE

Leased Property

No

Geography

Area

469.50 sq m (+/- 5%)

Building

Building Name

RESIDENTIAL BUILDING

Date Built

1937

Type

SINGLE FAMILY

Subtype

DETACHED

Heritage Status

Not a heritage building

Solar Heating Potential Rating

★★★★☆

Amount of Roof Facing South

35%

Average Solar Energy

1019.66 MJ

Average Optimal Solar Energy

32.58 MJ

Elevation

8.80 m above sea level

Latitude, Longitude

49.33216° N, 122.94229° W

Snow Load Zone

0 to 10 m, 2.6 Kpa

Services**Garbage Days**

Monday, March 18

Monday, March 25

Snow Clearing Routes

• PRIORITY THREE

Hydrant

15 m

Regulatory**Zoning**

• RS4: SINGLE-FAMILY RESIDENTIAL 6000 ZONE (550 SQ.M.), RS

DPA

• SLOPE HAZARD
• SLOPE HAZARD: SLOPE REFERENCE EXTENT
• STREAMSIDE PROTECTION
• WILDFIRE HAZARD: WILDFIRE INTERFACE AREA

Neighbourhood

DEEP COVE

Elementary School Catchment

COVE CLIFF

Secondary School Catchment

SEYCOVE

Electoral Riding

NORTH VANCOUVER - SEYMOUR

Assessment**Building Value**

\$67,400

Land Value

\$2,163,000

Total Value

\$2,230,400

Nearby**Recreation Centre**

RON ANDREWS COMMUNITY RECREATION CENTRE

Library

PARKGATE LIBRARY

Firehall

FIREHALL #4

Hospital

LIONS GATE HOSPITAL

Police Station

GERRY BREWER BUILDING (RCMP & NSEMO)

LIABILITY: The District of North Vancouver makes no representation or warranties whatsoever with respect to: the accuracy; the content; or the quality of information found on this product or service. The responsibility for confirming the accuracy, content and quality of this product or service rests entirely with the user. The District of North Vancouver assumes no responsibility for damages, losses, business interruption or expenses incurred as a result of using this product or service.

GEOweb

District of North Vancouver GIS
geoweb.dnv.org
gis@dnv.org
(604) 990 2311

ROBERT BLANEY DESIGN

NEW HOMES ■ RENOVATIONS ■ ADDITIONS

2820 Panorama Drive, North Vancouver (District of North Van)

Zoning: RS4

Lot Size (est.): 5098.00 Square Feet

Lot Dimensions: 33.5ft x 142ft (Not a rectangular lot, See Geoweb)

Bonus: Due to the slope of the lot you will most likely get a bonus of 4 feet in height and eave height. Survey will determine this.

Setbacks: Front/Rear Yard = 25 feet each (rear from lot line or high-water mark, whichever is greater)

Side Yard = 4 feet from each side (Height bonus of 4 feet, total 22 foot Eave)

Lot Coverage est. (35%): 1,784.30 Square feet

F.A.R. (Area above ground you can build, doesn't include basement): 2,143.30

House Size Maximum(est.): If basement is below natural grade (measured 4 feet below main floor elevation). **TOTAL 3000 – 4000 Square feet, dependent solely on design and style.**

Exemptions: 400 square feet for a garage. 269 Square feet for an accessory structure. 214 Square feet of covered space measured to posts.

Max Building Depth: (65 ft.) Max inclusive of attached garage.

Size of 2nd Story: 75% of floor below (when calculating exclude the garage but count the covered space) Not less than 1000 Square feet.

Environmental DPA's

Slope Hazzard: This will require the sign off from a Geotechnical Engineer. This may include designs for lot stabilization during construction, safety implementation, bedrock conditions etc.

Streamside Protection: This is not likely to be a difficult DPA considering you are one lot removed from the creek itself. It wouldn't be far fetched to ask for an exemption from this DPA for this lot, but it depends on the deign and placement of the house.

Wildfire Hazzard: This will require a report from a professional outlining your finished materials on the outside of the structure and the recommendations for retainment of trees and landscaping plans.

Arborist Report: Will be required to document all trees and their health on the property

Note: This is a difficult lot to build on, but with difficulty comes some benefits. Look for bonus's through the design process and choose an Architect or Designer that has LOTS of history designing homes on properties such as this in the District of North Vancouver.

Please feel free to call with any questions.

Robert Blaney | Principal

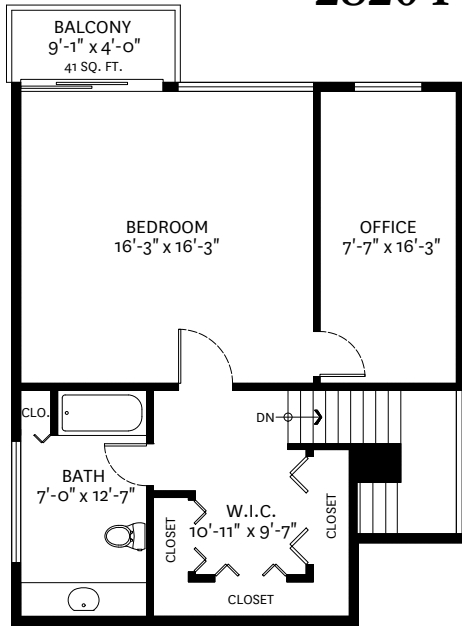
RobertBlaneydesign@gmail.com

www.robertblaney.ca

604.626.6020

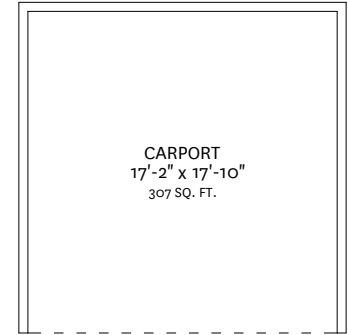
*** ALL CALCULATIONS NEED TO BE CONFIRMED WITH A LEGAL TOPOGRAPHICAL SURVEY. ALL CALCULATIONS +/- 5 %**

2820 Panorama Drive, North Vancouver, BC

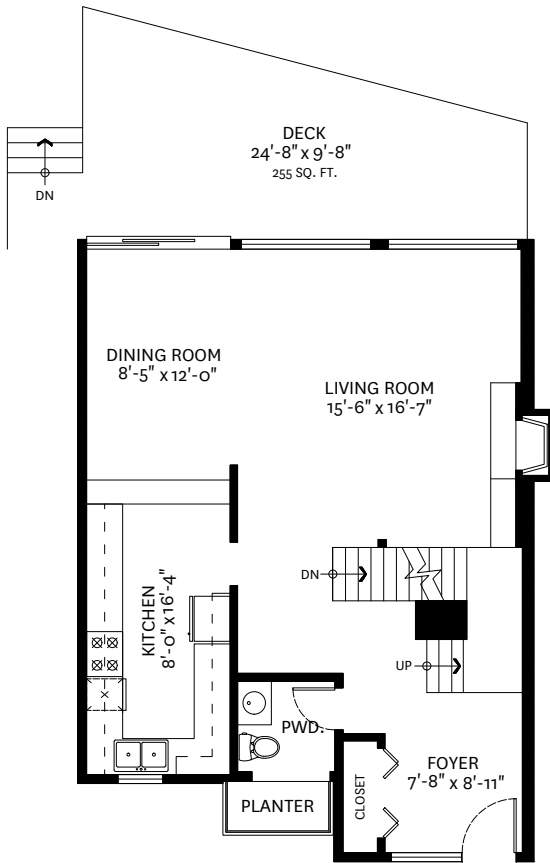


Upper Floor: 738 SQ. FT.
Main Floor: 814 SQ. FT.
Lower Floor: 815 SQ. FT.
Total: 2367 SQ. FT.

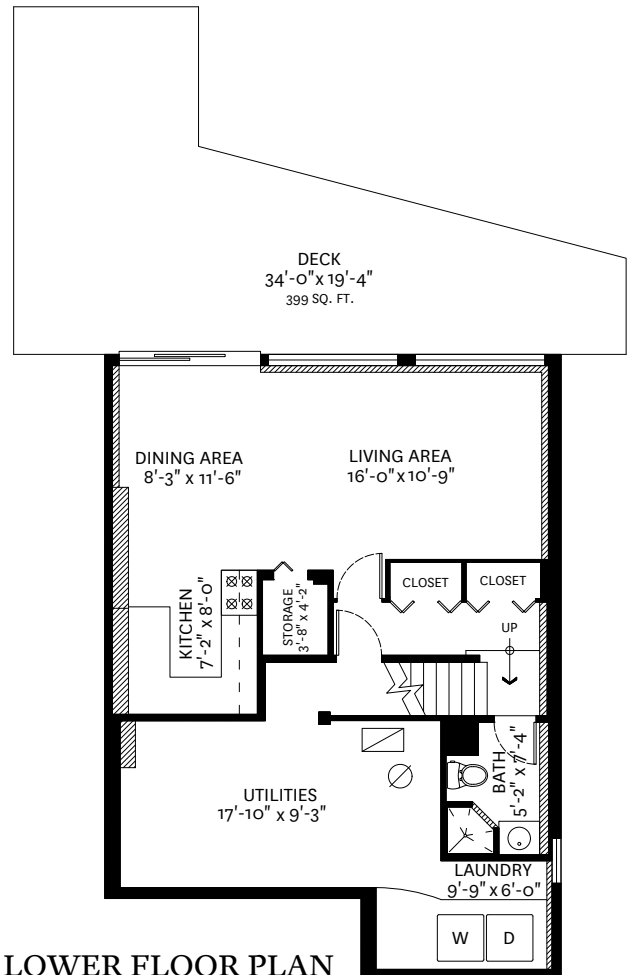
Balcony: 41 SQ. FT.
Deck: 255 SQ. FT.
Lower Deck: 399 SQ. FT.
Carport: 307 SQ. FT.



UPPER FLOOR PLAN
Vaulted Ceiling Height: 10'-7"



MAIN FLOOR PLAN
Ceiling Height: 8'-2"



LOWER FLOOR PLAN



Chris Brown PREC*
778.881.0673
chris@chrisbrownrealestate.ca

floor plan designed by
ishot.ca Enterprises Inc.
604-368-7979
http://ishot.ca