



Presented by:

Colin Hall PREC*

Oakwyn Realty Ltd.
Phone: 604-727-6202
http://www.colinhall.ca
colin@colinhall.ca



Active
R2735865

Board: V
House/Single Family

4075 SHONE ROAD

North Vancouver
Indian River
V7G 2N5

Residential Detached

\$1,999,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,999,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1988**
Frontage(feet): **60.00** Bathrooms: **3** Age: **34**
Frontage(metres): **18.29** Full Baths: **2** Zoning: **RS3**
Depth / Size: **123** Half Baths: **1** Gross Taxes: **\$7,372.33**
Lot Area (sq.ft.): **7,381.00** Rear Yard Exp: **Southwest** For Tax Year:
Lot Area (acres): **0.17** P.I.D.: **007-799-870** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Indian Arm & Mt Seymour Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Water Supply: City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access:
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **LOT 5, PLAN VAP21301, DISTRICT LOT 624, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 11**

Amenities:

Site Influences:
Features:

| | | | | | | | | | |
|----------------------------|----------------|-------------|----------------|---------------------|-------|----------------|------------|-----------|------|
| Finished Floor (Main): | 1,185 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 0 | Main | Foyer | 7'4 x10'6 | Above | Walk-In Closet | 5'3 x 3'1 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 819 | Main | Living Room | 14'11 x16'5 | | | x | Above | 4 |
| Finished Floor (Below): | 0 | Main | Dining Room | 12'2 x11'2 | | | x | Above | 4 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 10'5 x11'6 | | | x | Main | 2 |
| | | Main | Eating Area | 8'7 x8'11 | | | x | | |
| Finished Floor (Total): | 2,004sq. ft. | Main | Family Room | 13'4 x16'0 | | | x | | |
| Unfinished Floor: | 0 | Main | Den | 9'0 x9'11 | | | x | | |
| Grand Total: | 2,004sq. ft. | Main | Laundry | 7'2 x9'11 | | | x | | |
| | | Main | Pantry | 4'6 x3'6 | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Master Bedroom | 12'11 x15'6 | | | x | | |
| Suite: | | Above | Walk-In Closet | 6'4 x4'5 | | | x | | |
| Basement:None | | Above | Bedroom | 11'10 x10'0 | | | x | | |
| | | Above | Bedroom | 10'1 x15'6 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 1 | # of Rooms: 14 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

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

The perfect family home in the perfect family neighbourhood. This custom built executive home has been lovingly renovated and features 3 bedrooms and a den, 2.5 baths, a gourmet kitchen with stainless steel appliances and a stunning backyard. The list of improvements include new carpeting, paint, hardwood floors, lighting, fully renovated bathrooms, a newer roof and many more items that can't be listed here. The large and sunny, south facing flat lawn is fully fenced in, with a privacy hedge, a large concrete patio perfect for both entertaining and sports, and a separate fenced dog run. Within 400m to Dorothy Lynas Elementary with its playgrounds and parks, 800m to Seycove Secondary, and close to St. Pius X, Parkgate Centre with shopping, community center and library, and Deep Cove.