



Presented by:
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Active
R3162905
Board: V
House/Single Family

2261 HILL DRIVE
North Vancouver
Blueridge NV
V7H 2N1

Residential Detached
\$2,550,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,550,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1979
Frontage(feet): 157.58	Bathrooms: 4	Age: 47
Frontage(metres): 48.03	Full Baths: 3	Zoning: RS3
Depth / Size:	Half Baths: 1	Gross Taxes: \$7,123.98
Lot Area (sq.ft.): 9,461.00	Rear Yard Exp:	For Tax Year: 2026
Lot Area (acres): 0.22	P.I.D.: 006-969-682	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Seymour Mountain Woods		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Water Supply: City/Municipal		

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Metal, Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Fibreglass**

Reno. Year: **2025**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Garage; Single, 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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 1, BLOCK 20, PLAN VAP19691, DISTRICT LOT 850, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT E**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Hot Tub Spa/Swirlpool, Jetted Bathtub, Smoke Alarm, Storage Shed, Vaulted Ceiling**

Finished Floor (Main):	1,566	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,316	Main	Living Room	21'5 x 14'9	Below	Utility	7'8 x 14'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'1 x 15'5	Below	Office	19'0 x 9'3	Main 2
Finished Floor (Below):	1,415	Main	Kitchen	18'1 x 15'1	Below	Workshop	11'1 x 9'9	Above 5
Finished Floor (Basement):	0	Main	Family Room	19'0 x 20'4			x	Above 5
Finished Floor (Total):	4,297 sq. ft.	Main	Foyer	7'8 x 18'6			x	Below 3
Unfinished Floor:	118	Main	Laundry	11'1 x 10'5			x	
Grand Total:	4,415 sq. ft.	Above	Primary Bedroom	21'1 x 16'4			x	
		Above	Walk-In Closet	7'2 x 13'5			x	
		Above	Bedroom	15'4 x 8'4			x	
		Above	Bedroom	11'1 x 17'5			x	
		Below	Kitchen	20'9 x 15'1			x	
		Below	Bedroom	21'1 x 14'9			x	
		Below	Walk-In Closet	6'3 x 5'0			x	

Suite: **Licensed Suite**
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **16**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

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

Welcome to a rare sanctuary, where contemporary living meets the wilderness of Mt. Seymour. Set in one of North Vancouver's most desirable family neighbourhoods, this contemporary retreat puts world-class hiking, biking and running trails virtually at your door. Inside, vaulted ceilings, hardwood floors, three gas fireplaces and an updated kitchen with granite counters, stainless appliances, large island and pantry create warm and cozy living. Sliding doors open to covered entertaining areas and an exceptionally wide, private backyard with gazebo, hot tub and outdoor shower—ideal after a day on the trails. The primary suite offers a private deck, walk-in closet and luxurious ensuite. Downstairs adds a registered one-bedroom suite, workshop, separate driveway, RV/boat parking and storage.