



Presented by:
Colin Hall
 Sutton Grp.-West Coast Realty
 Phone: (604) 727-6202 Cell: (604) 727-6202
 Email: colin@colinhall.ca
 Website: www.colinhall.ca



North Vancouver, Canyon Heights NV Residential Detached
5392 CLIFFRIDGE AV, V7R 4M4 MLS# V1100268 Sold



List Price:	\$1,848,000	Previous Price:		Sold Price:	\$1,830,000
Days on Market:	7	Original Price:	\$1,848,000	Sold Date:	26-Jan-15
Complex/Subdiv:					
Frontage:	55.00 ft	Bedrooms:	5	PID:	007-667-655
Depth/Size:	128	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	7,688	Full Baths:	4	Approx Yr Blt:	1975
Rear Yard Exp:	SE	Half Baths:	1	Age at List Date:	40
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$6,301 (2014)
Flood Plain:		Zoning:	RS3		
View:	Y - MOUNTAIN				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Brick, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:	Addition, Completely	Reno Year:	2014	Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Tile, Wall/Wall/Mixed			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas			Property Disclosure:	Y
No. of Fireplaces:	2	R/I Fireplaces:		Out Buildings:	
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	Y - TV in upstairs living room				

Legal: LT 83 BLK 22 DL 593 PL 15306
 Amenities:
 Site Influences: Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby
 Features Incl: Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven-Built In, Range, Refrigerator, Wet Bar, Other - See Remarks

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'8 X 17'10	Below	Foyer	8'9 X 14'5			X
Main F.	Dining	11'11 X 15'1	Below	Laundry	8'11 X 9'11			X
Main F.	Kitchen	17'5 X 10'11	Below	Living Room	13'4 X 12'10			X
Main F.	Master Bedroom	16'4 X 13'5	Below	Kitchen	10'1 X 9'6			X
Main F.	Walk-In Closet	6'11 X 6'2	Below	Bedroom	8'8 X 9'6			X
Main F.	Bedroom	10'6 X 12'1			X			X
Main F.	Bedroom	11'1 X 12'1			X			X
Below	Bedroom	10'5 X 14'4			X			X
Below	Media Room	18'6 X 19'5			X			
Below	Bar Room	6'6 X 5'7			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,722	Total # Rooms:	15
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,454	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,176	Basement Area:	None
Unfinished Floor:	0	Suite:	Legal Suite
Grand Total Floor Area:	3,176		

Listing Broker(s): Royal LePage Sussex, Royal LePage Sussex

Extensively rebuilt home by Barbcon. Materials & workmanship are of highest quality & standard! This entertainers dream house boasts a massive living room with 12' vaulted ceilings. Gorgeous designer kitchen, 8' island, S/S Jen-Air appls, 6 burner Viking cook top. Highly energy efficient home, features all LED lightning throughout. The very spacious master retreat, has his & hers walk in closets, vaulted ceilings, & jaw dropping master ensuite complete with stand alone soaker tub, & king size shower w/body sprayers. Finally, why go to the movies when you have your own theatre? Not your average media room here..Custom 106' screen with HD projector & full sound system, tons of room for family & friends to enjoy. Legal 1 Bed suite.



Presented by:
Colin Hall
 Sutton Grp.-West Coast Realty
 Phone: (604) 727-6202 Cell: (604) 727-6202
 Email: colin@colinhall.ca
 Website: www.colinhall.ca



North Vancouver, Lynn Valley Residential Detached
4418 HOSKINS RD, V7K 2P9 MLS# V1094122 Sold



List Price:	\$939,000	Previous Price:		Sold Price:	\$905,000
Days on Market:	28	Original Price:	\$939,000	Sold Date:	15-Dec-14
Complex/Subdiv:					
Frontage:	35.00 ft	Bedrooms:	3	PID:	008-278-849
Depth/Size:	120	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	4,200	Full Baths:	2	Approx Yr Blt:	1992
Rear Yard Exp:		Half Baths:	1	Age at List Date:	22
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$5,108 (2014)
Flood Plain:		Zoning:	SFD		
View:					
Serv. Connected: Natural Gas, Sanitary Sewer, Storm Sewer, Water					

Style of Home:	3 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	1/2
Type of Roof:	Fibreglass	Possession:	TBA		
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:	Registered Owner	Mortgage Info:	\$0
Water Supply:	City/Municipal	Property Disclosure:	Y	Out Buildings:	
Heat/Fuel:	Natural Gas, Forced Air				
No. of Fireplaces:	2	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural				
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	Y - basement frig				

Legal: PL VAP3581 LT 7 BLK 14 DL 2088 LD 36 GROUP 1.
 Amenities:
 Site Influences: Private Setting, Shopping Nearby
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'3 X 11'9	Bsmt	Den	7'9 X 7'11			X
Main F.	Dining	11'11 X 11'10						X
Main F.	Kitchen	16'3 X 13'						X
Main F.	Family Room	15'11 X 13'3						X
Above	Master Bedroom	16'3 X 13'3						X
Above	Walk-In Closet	6'2 X 4'9						X
Above	Bedroom	11'3 X 13'3						X
Above	Bedroom	10'6 X 12'7						X
Main F.	Foyer	13'4 X 6'						X
Bsmt	Mud Room	12'9 X 6'5						X

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,105	Total # Rooms:	11	1	4 Piece; Ensuite: Y; Level: Below
Finished Floor Up SqFt:	892	# Kitchens:	1	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Finished Levels:	3	3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	240	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	2,237	Basement Area:	Part	5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	2,237			8	

Listing Broker(s): RE/MAX Crest Realty

Upper Lynn Valley at its best. An immaculate 3 bedroom up trandional style home with family room off the kitchen and separate dining room. Kitchen has been recently updated with center island, quartz counters and stainless appls. You'll love the amount of light that flows in from the big windows and vaulted ceiling in the L/R. Offering central air conditioning, recent front & back decks, 5 yr old roof, 2 gas fireplaces and double garage with ample storage. This home is move-in ready, close to Upper Lynn Elementary and fabulous biking and hiking trails are at your doorstep. Come experience this great outdoor lifestyle.