



Presented by:
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North Vancouver, Blueridge NV Residential Detached
2673 BYRON RD, V7H 1L9 MLS# V1111220 **Active**



List Price: \$1,099,000 Previous Price:
 Original Price: \$1,099,000

Complex/Subdiv: BLUERIDGE

Frontage:	Bedrooms:	4	PID:	008-506-868
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 8,040	Full Baths:	3	Approx Yr Blt:	1975
Rear Yard Exp: S	Half Baths:	0	Age at List Date:	40
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$5,445 (2014)
Flood Plain:	Zoning:	RS3		

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

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

Legal: PL VAP13756 LT 45 BLK J DL 2024 LD 36 45.66 2014 RS3 SINGLE FAMILY RESIDEN
 Amenities:
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	14'7 X 15'3	Main F.	Recreation Room	15'3 X 31'11			X
Above	Bedroom	13'3 X 9'8						X
Above	Bedroom	12'11 X 11'8						X
Above	Kitchen	9'8 X 11'8						X
Above	Eating Area	6' X 6'6						X
Above	Dining	10'6 X 12'2						X
Main F.	Living Room	15'3 X 16'7						X
Main F.	Bedroom	13' X 10'						X
Main F.	Laundry	14'8 X 13'7						X
Main F.	Foyer	11'6 X 10'11						X

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,624	Total # Rooms:	11	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Up SqFt:	1,296	# Kitchens:	1	2	3 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Finished Levels:	2	3	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	2,920	Basement Area:	Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	2,920			8	

Listing Broker(s): Sutton Grp-West Coast Realty, Sutton Grp-West Coast Realty

THE PERFECT FAMILY HOME awaits you on a beautiful street in beautiful Blueridge! This immaculately kept, south facing, 4 bedroom and 3 bathroom ground level walk-out home features 3 bedrooms and 2 bathrooms up with 1 bedroom, 1 bathroom, an expansive recreation room, and a spacious laundry room down. New metal roof, front and back decks with glass railings, and a hot water tank installed in 2011. New hardwood floors (2006) cover your living area and carpet warms your toes in the bedrooms. A large fenced south facing yard offers many options to satisfy the avid gardener, while the south facing deck beckons one to soak up the afternoon sun. Walk to both Blueridge Elementary and Windsor Secondary Schools. OPEN 2-4PM SUN MARCH 22.