



Presented by:
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North Vancouver, Canyon Heights NV
715 CRYSTAL CT, V7R 2B6

MLS# V1123142

Residential Detach

Acti

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List Price: **\$1,599,900** Previous Price:
 Original Price: **\$1,599,900**

Complex/Subdiv:
 Frontage: **65.00 ft** Bedrooms: **3** PID: **010-184-911**
 Depth/Size: **116** Bathrooms: **3** Type: **House/Single Family**
 Lot Area SqFt: **7,540** Full Baths: **3** Approx Yr Blt: **2005**
 Rear Yard Exp: **SW** Half Baths: **0** Age at List Date: **10**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$7,771 (2014)**
 Flood Plain: Zoning: **RSCH**

View: **Y - THE LIONS**
 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: **Garage; Single, Tandem**
 Exterior: **Wood**
 Rainscreen: R/I Plumbing: Dist to Public Trans: **CLOSE** Dist to School Bus: **CLOSE**
 Type of Roof: **Torch-On** Possession:
 Renovations: Reno Year: 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: **Hot Water, Radiant, Natural Gas**
 No. of Fireplaces: **2** R/I Fireplaces: Property Disclosure: **Y**
 Fireplace Fuel: **Gas - Natural** Out Buildings:
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**
 Pad Rental:
 Fixtures Leas: **N**
 Fixt Removed: **N**

Legal: **PL VAP8257 LT 23 BLK 18 DL 577 LD 36 GROUP 1.**
 Amenities: **Garden, In Suite Laundry**
 Site Influences: **Paved Road, Private Yard, Ski Hill Nearby, Treed**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 14'2			X			X
Main F.	Dining	8'11 X 14'2			X			X
Main F.	Kitchen	16'3 X 11'3			X			X
Main F.	Master Bedroom	13' X 12'4			X			X
Main F.	Bedroom	12'4 X 10'3			X			X
Below	Bedroom	12' X 11'1			X			X
Below	Den	11'6 X 10'			X			X
Below	Family Room	20'6 X 19'1			X			X
Below	Laundry	11'1 X 7'5			X			
Below	Utility	13'6 X 7'11			X			

Floor Area (SqFt):
 Main Floor Area SqFt: **1,193** Total # Rooms: **10**
 Finished Floor Up SqFt: **0** # Kitchens: **1**
 Finished Floor Down: **1,184** Finished Levels: **2**
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height:
 Total Finished Floor SqFt: **2,377** Basement Area: **None**

Unfinished Floor: **0** Suite:
 Grand Total Floor Area: **2,377**

Bathrooms:
 1 **5 Piece; Ensuite: Y; Level: Main F.**
 2 **4 Piece; Ensuite: N; Level: Main F.**
 3 **3 Piece; Ensuite: N; Level: Below**
 4
 5
 6
 7
 8

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

This is the one you have been waiting for! 10 year new, 3 bedroom and den, 3 bathroom family home in coveted Canyon Heights. Brilliant views of the Lions and North Shore mountains with potential views of English Bay and the harbour. Boasts an open floor plan with gourmet kitchen, gas stove, stainless steel appliance package and granite countertops as well as a large master bedroom and adjoining ensuite bathroom. Heating is second to none with infloor radiant heat with heat exchanger. Beautiful backyard that is flat and fenced in with a kids playhouse and swing attached.

RED Full Public w/Realtor

The enclosed information while deemed to be correct, is not guaranteed.

23-May-15 10:46

PREC* indicates Personal Real Estate Corporation.