



Presented by:
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Active
R2022687

Board: V
House/Single Family

2725 WYAT PLACE

North Vancouver
Blueridge NV
V7H 1K5

Residential Detached

\$1,499,000 (LP)

(SP) **M**



Sold Date:	Frontage (feet):	60.00	Original Price: \$1,499,000
Depth / Size (ft.):	Bedrooms:	4	Approx. Year Built: 1973
Lot Area (sq.ft.):	Bathrooms:	3	Age: 43
Flood Plain:	Full Baths:	3	Zoning: RS3
Rear Yard Exp: South	Half Baths:	0	Gross Taxes: \$5,632.61
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 008-611-831

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**
Parking: **Garage; Triple**
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **Yes: STAINED GLASS WINDOW**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL VAP13485 LT 74 BLK B DL 2024 LD 36**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Storage Shed, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 18'7	Below	Storage	7'6 x 3'11			x
Main	Dining Room	12'1 x 10'11	Below	Bedroom	11'1 x 13'8			x
Main	Kitchen	13'9 x 17'9	Below	Laundry	10'8 x 6'11			x
Main	Eating Area	8'5 x 15'4						x
Main	Family Room	10'8 x 11'6						x
Main	Master Bedroom	14'11 x 12'9						x
Main	Bedroom	9'8 x 11'10						x
Main	Bedroom	10'11 x 11'10						x
Below	Recreation Ro...	13'8 x 35'11						x
Below	Foyer	10'7 x 8'2						x

Finished Floor (Main):	1,692	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,170	# of Levels:	2	2	Main	4	No	Workshop/Shed:15'2X...
Finished Floor (Basement):	0	Suite:	None	3	Below	3	No	Pool:
Finished Floor (Total):	2,862 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:
Grand Total:	2,862 sq. ft.	Basement: Full		6				
				7				
				8				

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

Sutton Grp-West Coast Realty

This Gorgeous Family Home is located on a quiet, child-safe cul-de-sac in desirable Blueridge. Extensively renovated in 2015, this home is so beautiful and bright with sunlight streaming in through skylights and windows. Brazilian Cherry Hardwood floors flow through the upper level into the entertaining rooms and into a striking new Designer Kitchen with Custom Wood Cabinetry, Italian Quartz Counter Tops, and Kenmore Elite Appliances. The cozy Family Room opens up to south facing deck partially covered for fun barbeques and year round entertaining. New Bathrooms, updated roof, new garage doors, 3 fireplaces, and a 3 car garage! The downstairs is perfect for an above ground in-law suite overlooking a south-west facing, flat backyard. Blocks away from schools, trails, and amenities.