



Presented by:
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Active
R2058588
 Board: V
 Townhouse

3922 INDIAN RIVER DRIVE
 North Vancouver
 Indian River
 V7G 2G8

Residential Attached
\$899,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$899,000**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1987**
 Depth / Size (ft.): _____ Bedrooms: **3** Age: **29**
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **RM3**
 Flood Plain: _____ Full Baths: **2** Gross Taxes: **\$3,510.68**
 Approval Req?: **No** Half Baths: **2** For Tax Year: **2015**
 Exposure: _____ Maint. Fee: **\$341.46** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **005-475-481**
 Mgmt. Co's Name: **REMAX PM** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-821-2999**
 View: **Yes: INDIAN RIVER PARK**
 Complex / Subdiv: **HIGHGATE TERRACE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2 Covered Parking: 1 Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single
Exterior: Wood	Locker: N
Foundation: Concrete Perimeter	Dist. to Public Transit: 1
Rain Screen: _____	Units in Development: 31
Renovations: Completely	Title to Land: Freehold Strata
Water Supply: City/Municipal	Seller's Interest: Registered Owner
Fireplace Fuel: Gas - Natural	Property Disc.: Yes
Fuel/Heating: Forced Air, Natural Gas	Fixtures Leased: No
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Fixtures Rmvd: No : N
Type of Roof: Asphalt	Floor Finish: Laminate, Tile, Wall/Wall/Mixed
Reno. Year: 2015	
R.I. Plumbing: _____	
R.I. Fireplaces: _____	
# of Fireplaces: 1	
	Dist. to School Bus: 1
	Total Units in Strata: 31

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**
 Legal: **PL VAS1771 LT 12 DL 624 LD 36**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Smoke Alarm, Vacuum Blt.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 8'5			x			x
Main	Dining Room	14'1 x 10'1			x			x
Main	Living Room	17'5 x 13'1			x			x
Main	Foyer	4'9 x 4'6			x			x
Above	Master Bedroom	16'2 x 12'			x			x
Above	Bedroom	12'10 x 8'6			x			x
Above	Bedroom	11'4 x 8'6			x			x
Above	Walk-In Closet	6'8 x 5'			x			x
Below	Recreation	17'5 x 16'1			x			
Below	Utility	7'11 x 7'9			x			

Finished Floor (Main): 675	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 678	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 371	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3	Above	4	No	Pool:
Finished Floor (Total): 1,724 sq. ft.	# or % of Rentals Allowed:			4	Below	2	No	Garage Sz: 20'1X10'1
Unfinished Floor: 98	Bylaw Restrict: Pets Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 1,822 sq. ft.	Basement: Crawl, Full			6				
				7				
				8				

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

Sensational showhome nestled on the edge of Indian River Park in rarely available Highgate! Renovated inside & out, this south facing, bright 3 level, 3 bedroom, 1822 SF home has had everything done in the last few years; new kitchen, bathrooms, painted flat ceilings, pot lights, light fixtures, floors and mouldings, decorative stone gas fireplace, appliances, plumbing, decks, roofs, gutters, exterior paint & so much more! 3 bedrooms up with ensuite and a walk in closet, bathrooms on every level, and a large rec room downstairs that opens onto a large south facing patio. 2 parking spaces and a one car garage. It's a one minute walk to Dorothy Lynas Elementary and 5 minutes by trail to Parkgate Centre. HURRY!