

Active
R2129245
 Board: V, Detached
 House/Single Family

2689 HARDY CRESCENT

North Vancouver
 Blueridge NV
 V7H 1K3

\$1,975,000 (LP)

(SP)



Days on Market: **8** List Date: **1/5/2017** Expiry Date: **6/30/2017**
 Previous Price: **\$0** Original Price: **\$1,975,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **60.00** Approx. Year Built: **1972**
 Depth / Size: **120** Frontage (metres): **18.29** Age: **45**
 Lot Area (sq.ft.): **7,200.00** Bedrooms: **5** Zoning: **RS-3**
 Flood Plain: **No** Bathrooms: **5** Gross Taxes: **\$6,974.69**
 Approval Req.?: Full Baths: **5** For Tax Year: **2016**
 Rear Yard Exp: **South** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-611-394**
 View: **Yes: TRILLIUM PARK** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey, Split Entry	Total Parking: 4	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Open		
Exterior: Hardi Plank, Wood	Dist. to Public Transit: 1		Dist. to School Bus: 1
Foundation: Concrete Perimeter	Reno. Year: 2014	Title to Land: Freehold NonStrata	
Rain Screen: Full	R.I. Plumbing:	Seller's Interest: Registered Owner	
Renovations: Completely	R.I. Fireplaces:	Property Disc.: Yes	
# of Fireplaces: 3		PAD Rental:	
Fireplace Fuel: Gas - Natural, Wood		Fixtures Leased: No	
Water Supply: City/Municipal		Fixtures Rmvd: No	
Fuel/Heating: Electric, Natural Gas, Radiant		Registered:	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Tile, Wall/Wall/Mixed	
Type of Roof: Asphalt			

Legal: **PL VAP13485 LT 38 BLK B DL 2024 LD 36 GROUP 1.** Municipal Charges
 Amenities: **Garden, In Suite Laundry, Storage** Garbage:
Water:
Dyking:
Sewer:
Other:
 Site Influences: **Greenbelt, Private Setting, Private Yard, Recreation Nearby, Treed**
 Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Refrigerator, Security System, Smoke Alarm, Storage Shed, Stove, Vaulted Ceiling**

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

Finished Floor (Main): 1,464	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	5	Yes	Barn:
Finished Floor (Below): 1,573	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Legal Suite	3	Below	3	No	Pool:
Finished Floor (Total): 3,037 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
Unfinished Floor: 109	Beds in Basement: 0 Beds not in Basement: 5	5	Below	3	Yes	Door Height:
Grand Total: 3,146 sq. ft.	Basement: Full, Fully Finished	6				
		7				
		8				

List Broker 1: **Sutton Grp-West Coast Realty - Office: 604-986-9321** List Broker 2: **Sutton Grp-West Coast Realty - Office: 604-986-9321**
 List Sales Rep 1: **Colin Hall PREC* - Phone: 604-727-6202** **colin@colinhall.ca** Appointments: **Phone L.R. First**
 List Sales Rep 2: **Lisa Billett PREC* - Phone: 778-999-6472** 3: Call: **COLIN**
 Sell Broker 1: Phone: **604-727-6202**
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** L. EVANOW**
 Commission: **3.22% 1ST 100K/1.15% ON BAL**
 Occupancy: **Owner**

Realtor Remarks: **First showings at Agents Open Thursday, 10-12 Jan 12. Next Open Sunday, January 15, 2-4pm. All measurements are approximate and are to be verified by Buyer. This home was built with the potential of an elevator in mind.**

This Architecturally Designed and Lovingly Rebuilt Home is the epitomy of elegance and comfort. The contemporary aesthetic of this home showcases a luxurious finish while the construction provides a highly energy efficient home with gas fired radiant hot water heat and on demand hot water, meeting all 2012 building code standards. Virtually all the structural components including the roof, perimeter drainage, water line, electrical, plumbing, and insulation were replaced. Designed for family in mind, the walk-out suite is registered and sports 12 ft vaulted ceilings, independent laundry, and storage. Enjoy the south facing backyard year round with bbq's on the deck, large raised vegetable and flower gardens, or simply take in the view of Trillium Park. Close to great schools.

PRFC* indicates 'Personal Real Estate Corporation'.