



Presented by:
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Active
R2155662

2178 HYANNIS DRIVE

Residential Detached

Board: V
House/Single Family

North Vancouver
Blueridge NV
V7H 2E6

\$1,499,000 (LP)
(SP)



Sold Date:	Frontage (feet):	67.00	Original Price: \$1,499,000
Meas. Type: F	Bedrooms:	4	Approx. Year Built: 1967
Depth / Size: 115	Bathrooms:	3	Age: 50
Lot Area (sq.ft.): 7,705.00	Full Baths:	3	Zoning: RS3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$6,097.22
Rear Yard Exp: North	Approval Req?:		For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 004-387-511
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year:
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural, Wood** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas, Wood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **1** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Other, Tile**

Legal: **PL VAP12308 LT 6 BLK 18 DL 850 LD 36 GROUP 1.**

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

Site Influences: **Recreation Nearby, Treed**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'1 x 8'2	Below	Den	9'11 x 7'5			x
Main	Dining Room	9'11 x 8'6	Below	Foyer	13' x 5'9			x
Main	Living Room	15'9 x 16'9	Below	Storage	13' x 7'9			x
Main	Master Bedroom	9'11 x 14'3						x
Main	Bedroom	15' x 10'8						x
Main	Bedroom	10'3 x 10'8						x
Below	Kitchen	9'5 x 7'6						x
Below	Bedroom	9'6 x 11'3						x
Below	Living Room	16'4 x 13'9						x
Below	Utility	7' x 4'6						x

Finished Floor (Main):	1,252	# of Rooms:	13	Bath	1	Floor	Main	# of Pieces	5	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: 13'X20'10 Door Height:
Finished Floor (Above):	0	# of Kitchens:	2		2		Main	3	Yes			
Finished Floor (Below):	887	# of Levels:	2		3		Below	3	No			
Finished Floor (Basement):	0	Suite:	Legal Suite		4							
Finished Floor (Total):	2,139 sq. ft.	Crawl/Bsmt. Height:			5							
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4		6							
Grand Total:	2,139 sq. ft.	Basement:	Full, Fully Finished		7							
					8							

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

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BRIGHT, RENOVATED, 4 BEDROOM FAMILY HOME IN UPPER BLUERIDGE Situated on the high side of a quiet, sunny street in a sought-after neighbourhood, this well-appointed home features contemporary finishes throughout, illustrating pride of home ownership. Upper floor includes spacious, bright & open great room, 3 generous bedrooms & 2 full baths. The fully renovated main kitchen w high-end S/S appliances, exquisite natural quartzite counters, heated tile floors, & island w breakfast bar is an entertainer's delight. The dining room opens to a tranquil family friendly backyard, complete w a playhouse. Ground floor level allows for additional living space or a beautiful, registered 1 bedroom garden suite. Suite includes its own laundry & separate concrete patio entrance in private front yard.

