



Presented by:  
**Colin Hall PREC\***  
 Sutton Group-West Coast Realty  
 Phone: 604-727-6202  
 http://www.colinhall.ca  
 colin@colinhall.ca



**Active**  
**R2380066**  
 Board: V  
 House/Single Family

**2830 DOLLARTON HIGHWAY**

North Vancouver  
 Windsor Park NV  
 V7H 1A8

Residential Detached  
**\$1,299,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,299,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1969**  
 Depth / Size: **122** Bathrooms: **4** Age: **50**  
 Lot Area (sq.ft.): **6,100.00** Full Baths: **3** Zoning: **RS4**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,344.70**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **006-694-870**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type:

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Hardi Plank, Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: Reno. Year: **2016**  
 # of Fireplaces: **2** R.I. Plumbing:  
 Fireplace Fuel: **Natural Gas, Wood** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

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

Legal: **LOT 9, BLOCK 10, PLAN VAP1532, DISTRICT LOT 469, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	13'10 x 13'9	Below	Utility	8'4 x 6'8			x
Above	Dining Room	10'6 x 9'9	Below	Utility	8'4 x 6'8			x
Above	Living Room	15'7 x 13'10	Below	Laundry	9'4 x 5'10			x
Above	Master Bedroom	12'10 x 11'8	Below	Bedroom	10'3 x 7'10			x
Above	Bedroom	11'10 x 9'8	Below	Storage	9'3 x 5'10			x
Above	Bedroom	12'11 x 10'3	Below	Bedroom	13'8 x 9'3			x
Below	Kitchen	14'1 x 8'2	Below	Bedroom	11'3 x 11'9			x
Below	Dining Room	14'1 x 11'8			x			x
Below	Living Room	15'2 x 9'1			x			x
Below	Foyer	9'10 x 7'4			x			x

Finished Floor (Main):	<b>1,236</b>	# of Rooms:	<b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Above</b>	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,465</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,701 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>4</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>6</b>	5				Grg Dr Ht:
Grand Total:	<b>2,701 sq. ft.</b>	Basement: <b>Fully Finished</b>		6				
				7				
				8				

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

**SEMI-WATERFRONT PROPERTY with BEAUTIFUL OCEAN VIEWS. This perfect 6 bedroom family home has been extensively updated over the years with a basement ideal for either a mortgage helper or entertainment area for the entire family. Other updates include a gorgeous custom kitchen with island upstairs, new stainless steel appliances, high end laminate floors, custom built-in bookshelves, top of the line gas fireplace, a new roof, new driveway and front entrance, new laundry, and a new hot water tank. Set up to entertain, the house opens up to a private and newly covered 517 sf cedar deck complete with gas hook up for year round BBQ's and outdoor dining. Enjoy the backyard and sharpen up your game on the private golf green. Includes garden shed and furniture is negotiable.**