



Presented by:  
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**Active**  
**R2493968**  
Board: V  
House/Single Family

**2808 TRILLIUM PLACE**

North Vancouver  
Blueridge NV  
V7H 1J4

Residential Detached  
**\$1,725,000** (LP)   
(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,725,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**  
Depth / Size: **0.0** Bathrooms: **3** Age: **49**  
Lot Area (sq.ft.): **7,320.00** Full Baths: **3** Zoning: **RS3**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,031.23**  
Rear Yard Exp: **Northwest** For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **008-612-145**  
Tour: **Virtual Tour URL**

View: **No** :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Split Entry**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas, Other**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt, Metal**

Reno. Year: **2018**  
R.I. Plumbing:  
R.I. Fireplaces: **1**

Metered Water:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single, Open**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PARCEL B, LOT 108, PLAN VAP13485, DISTRICT LOT 2024, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Microwave, Oven - Built In, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 15'3	Below	Flex Room	11'0 x 10'11			x
Main	Dining Room	12'0 x 10'2	Below	Laundry	10'9 x 9'11			x
Main	Kitchen	14'2 x 12'3	Below	Bedroom	13'3 x 12'5			x
Main	Master Bedroom	12'8 x 12'1	Below	Utility	8'9 x 8'0			x
Main	Walk-In Closet	7'7 x 4'7			x			x
Main	Bedroom	11'4 x 8'7			x			x
Main	Bedroom	10'2 x 9'0			x			x
Main	Office	14'2 x 9'6			x			x
Below	Recreation Ro...	16'5 x 15'1			x			x
Below	Games Room	12'4 x 10'9			x			x

Finished Floor (Main):	<b>1,605</b>	# of Rooms:	<b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,122</b>	# of Levels:	<b>2</b>	2	<b>Main</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>2,727 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz: <b>26.0x9.11</b>
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Grand Total:	<b>2,727 sq. ft.</b>	Basement: <b>Full</b>		6				
				7				
				8				

Listing Broker(s): **Oakwyn Realty Ltd.**

**Calm. Tranquil. Bright. Welcome to Blueridge's perfect family cul-de-sac! This 2 level, fully air-conditioned home is 2,727 sq.ft. and features 4 bedrooms and 3 baths. Upstairs has been fully and beautifully renovated with a huge open concept kitchen with quartzite counters and stainless steel appliances, Maple Hardwood floors throughout, and gorgeous new bathrooms. This includes a spacious ensuite for the master as well as a walk in closet. Private and fenced NW facing 7,320 sq ft lot has been professionally landscaped for entertaining friends during the summer months in style. Grab a coffee just down the road at Blueridge's first ever coffee shop, United Strangers, and take a stroll to the park with the kids. You are so close to everything, you couldn't be in a nicer location.**

