

**Active**  
**R2494622**  
 Board: V, Detached  
 House/Single Family

**2792 DOLLARTON HIGHWAY**

North Vancouver  
 Windsor Park NV  
 V7H 1A8

**\$1,395,000 (LP)**  
 (SP)



Days on Market: **0** List Date: **9/4/2020** Expiry Date: **12/31/2020**  
 Previous Price: **\$0** Original Price: **\$1,395,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **0.00** Approx. Year Built: **1953**  
 Depth / Size: Frontage (metres): Age: **67**  
 Lot Area (sq.ft.): **6,413.00** Bedrooms: **5** Zoning: **RS4**  
 Flood Plain: **No** Bathrooms: **3** Gross Taxes: **\$6,089.31**  
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**  
 Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-572-999**  
 View: **Yes: Waterviews of Burrard Inlet** Tour:  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>2 Storey, Laneway House</b>	Total Parking: <b>2</b> Covered Parking: Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>
Exterior: <b>Stucco, Wood</b>	Dist. to Public Transit: <b>Close</b> Dist. to School Bus: <b>Close</b>
Foundation: <b>Concrete Perimeter</b>	CSA/BCE: Title to Land: <b>Freehold NonStrata</b>
Rain Screen: Renovations: <b>Partly</b>	Reno. Year: <b>2020</b> Seller's Interest: <b>Registered Owner</b>
# of Fireplaces: <b>1</b>	R.I. Plumbing: Property Disc.: <b>Yes</b>
Fireplace Fuel: <b>Wood</b>	R.I. Fireplaces: PAD Rental:
Water Supply: <b>City/Municipal</b>	Metered Water: Fixtures Leased: <b>No</b>
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Fixtures Rmvd: :
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Registered: Floor Finish: <b>Hardwood, Tile, Wall/Wall/Mixed</b>
Type of Roof: <b>Asphalt, Metal</b>	

Legal: **LOT T, PLAN VAP10935, DISTRICT LOT 469, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges  
 Amenities: **Garden, In Suite Laundry, Storage, Swirlpool/Hot Tub** Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:  
 Site Influences: **Central Location, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Smoke Alarm, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 11'6	Below	Laundry	12'9 x 7'4			x
Main	Dining Room	11'6 x 9'2	Below	Flex Room	10'7 x 5'11			x
Main	Kitchen	13'3 x 11'11	Below	Cold Room	5'0 x 6'0			x
Main	Master Bedroom	14'8 x 15'2						x
Main	Bedroom	15'0 x 13'4						x
Main	Bedroom	9'4 x 9'5						x
Below	Living Room	11'9 x 10'8						x
Below	Kitchen	7'1 x 7'1						x
Below	Bedroom	8'5 x 7'5						x
Below	Bedroom	11'2 x 9'6						x

Finished Floor (Main): <b>1,364</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	Main	4	No	Barn:
Finished Floor (Below): <b>1,056</b>	# of Levels: <b>2</b>	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Below	3	No	Pool:
Finished Floor (Total): <b>2,420 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Grg Door Ht:
Grand Total: <b>2,420 sq. ft.</b>	Basement: <b>Full</b>	6				
	Beds not in Basement: <b>5</b>	7				
		8				

List Broker 1: **Oakwyn Realty Ltd. - OFC: 604-506-5019** List Broker 2: **colin@colinhall.ca** Appointments: **Touchbase**  
 List Desig Agt 1: **Colin Hall PREC\* - Phone: 604-727-6202** Call: **Colin**  
 List Desig Agt 2: **3:** Phone: **604-727-6202**  
 Sell Broker 1: **2:** **3:**  
 Sell Sales Rep 1: **2:** **3:**  
 Owner: **Soleil Aurora Dempsey & James Alexander Smith**  
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE**  
 Occupancy: **Owner**

Realtor Remarks: **All measurements are approximate - Buyer to verify. Measurements by Excelsior. Please review protocols, photos, and video prior to showing. Call Listing Realtor for Private Showing Request/Instructions. Open Saturday 2-4 by appt. Bring your PPE.**

**WESTCOAST LIVING with WATER VIEWS!** Charming family home updated with attention to detail. Fantastic entertaining layout with beautiful kitchen overlooking the new rear deck with sunken hot tub. The completely fenced, level, and private backyard has a tranquil water fall feature, grassed area, and raised planters with programmable sprinkler system. Many updates include repainted wooden windows, gorgeous hardwood floors, bathrooms, kitchen with granite counters, stainless steel appliances, repainted inside and out, rebuilt front steps, 50 year Interlock Metal Roof, water on demand tankless hot water heater, and high efficiency furnace. Easy to suite with a 2nd kitchen and 2 beds down. Backing on to the end of David Suzuki's Butterfly Lane, this quiet retreat is close to everything.

