



Presented by:  
**Colin Hall PREC\***

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**Active**  
**R2502138**  
Board: V  
House/Single Family

**1521 LIGHTHALL COURT**

North Vancouver  
Indian River  
V7G 2G2

Residential Detached  
**\$1,499,000** (LP)   
(SP)



Sold Date: Frontage (feet): **39.00** Original Price: **\$1,499,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1985**  
Depth / Size: **107** Bathrooms: **3** Age: **35**  
Lot Area (sq.ft.): **4,173.00** Full Baths: **2** Zoning: **RS5**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,917.23**  
Rear Yard Exp: **West** For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **003-359-417**  
Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year: **2018**  
# of Fireplaces: **2** R.I. Plumbing:  
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
Water Supply: **City/Municipal** Metered Water:  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 44, PLAN VAP20482, DISTRICT LOT 624, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'2 x 16'7	Above	Bedroom	13'10 x 10'11			x
Main	Dining Room	13'1 x 14'0	Above	Storage	3'8 x 16'0			x
Main	Kitchen	12'5 x 9'8			x			x
Main	Pantry	7'4 x 4'4			x			x
Main	Eating Area	8'8 x 9'11			x			x
Main	Family Room	12'3 x 12'5			x			x
Main	Foyer	10'1 x 8'3			x			x
Main	Laundry	8'2 x 6'5			x			x
Above	Master Bedroom	17'1 x 12'5			x			x
Above	Bedroom	11'0 x 10'0			x			x

Finished Floor (Main):	<b>1,179</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>887</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</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:	<b>None</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>2,066 sq. ft.</b>	Crawl/Bsmt. Height:	<b>4'0</b>	4				Garage Sz: <b>20.3 X 19...</b>
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>2,066 sq. ft.</b>	Basement:	<b>Crawl</b>	6				
				7				
				8				

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

**Stunning Renovation in this perfect Indian River Family Home! This 3 bedroom, 3 bathroom, 2066 sq ft designer home features a living room with vaulted ceilings, skylights, and new gas fireplace. The kitchen has all new stainless steel appliances, cabinetry, and engineered stone counter with a large walk in pantry. Other features include family room off of the kitchen, new oak floors, designer paint colours, new steel and glass railings, new lighting, updated bathrooms, a 2 car garage, storage, and new washer and dryer in the mudroom. Barbecue on the private back deck in the west facing, fenced backyard. Located on a quiet cul-desac steps to Dorothy Lynas and St Pius X Elementary schools, Pargate Centre, the library, community centre, Northlands golf course, mountain biking and more.**

