



Presented by:
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Active
R3053280

Board: V
 House/Single Family

1057 MONTROYAL BOULEVARD

North Vancouver
 Canyon Heights NV
 V7R 2H5

Residential Detached

\$1,885,900 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,885,900
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1962
Frontage(feet): 60.00	Bathrooms: 2	Age: 63
Frontage(metres): 18.29	Full Baths: 2	Zoning: RSCH
Depth / Size: 115 IRR	Half Baths: 0	Gross Taxes: \$7,213.87
Lot Area (sq.ft.): 6,120.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 010-322-787	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Mountain		
Complex/Subdiv: Canyon Heights		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Reno. Year:
 Rain Screen:
 Metered
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, Open**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **.5 block** Dist. to School Bus: **10 min. walk**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures **No :**
 Fixtures Rmvd: **Yes :Living Room Chandelier**
 Floor Finish: **Mixed**

Legal: **LOT 3, BLOCK 3, PLAN VAP7820, DISTRICT LOT 595, NEW WESTMINSTER LAND DISTRICT**

Days On Market

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

Site Influences: **Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	573	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	655	Main	Foyer	5'6 x 4'2			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'9 x 12'2			x	Abv Main 2	4
Finished Floor (Below):	322	Main	Dining Room	10'4 x 9'8			x	Below	4
Finished Floor (Basement):	575	Main	Eating Area	9'8 x 5'8			x		
Finished Floor (Total):	2,125 sq. ft.	Main	Kitchen	9'8 x 7'11			x		
Unfinished Floor:	0	Above	Bedroom	10'10 x 10'2			x		
Grand Total:	2,125 sq. ft.	Above	Bedroom	9'2 x 12'9			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	12'9 x 11'9			x		
		Below	Bedroom	10'9 x 8'8			x		
		Below	Laundry	9'8 x 6'4			x		
		Bsmt	Recreation Room	23'5 x 21'3			x		
		Bsmt	Storage	14'1 x 9'8			x		
				x			x		
Suite:None		Manuf Type:			Registered in		PAD Rental:		
Basement:Partly Finished		MHR#			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	ByLaw							
# of Kitchens: 1	# of Rooms: 12								

Commission: **3.22% ON THE FIRST \$100,000 & 1.15% ON THE BALANCE**

Listing Broker(s): **RE/MAX Masters Realty**

List Broker 2: **RE/MAX Masters Realty**

3:

Buyer
Initials:

Date:

Home Sweet Home! This classic side split level has been cherished by its owners & happy to welcome your family! Storybook windows look out to your lush, mature, manicured gardens and enhance its elegant curb appeal. Cozy fireplace, living & dining with gorgeous French doors to deck. Eating nook in kitchen, 3 bdrms up, 1 bed, laundry & rec room down. The rear yard is South facing, fully fenced, ideal for entertaining, kids & pets, outdoor fun & ready for your green thumb. Located on a flat lot in the Handsworth Catchment you are walking distance to 3 schools! Stroll to Cleveland Dam, Capilano Trails, tennis courts, parks & less than 5 min drive to Grouse Mountain. Walk down the street to pick up fresh flowers and sushi for dinner, or the coffee shop. This gem of home is ready for you!