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Royal LePage Sussex - Edmonds Advantage
2996 Lonsdale Avenue
North Vancouver, B.C.
V7N 3J4

697 E Braemar Road, North Vancouver, BC, Canada

MLS®# R2074527



Property Value	\$1,899,900
Type	House
Year Built	1977
Taxes	\$7,036.59
Living Area	3,277 sq.ft.
Lot Frontage	40 ft
Lot Size Area	10,347 sq.ft.
Bedrooms	5
Bathrooms	3 full & 1 half
School District	North Vancouver

Description

With many beautiful updates throughout & complemented by lush gardens & landscaping, this amazing family home measures 3,118 SF (+159 SF unfin), is tucked into a 10,347 SF lot & has a double garage. Upstairs are 4 bdrms (mbdrm w/gas f/p) & 2 full bthrms. The main floor opens to south facing entertainment deck of 567 SF across the full width of home w/2 gas outlets (BBQ; Heater). Updates incl a renovated open style kitchen, family room, living/dining room, 2 gas f/p, ceiling pot lights, crown moldings, baseboards, millwork framed windows, newer window coverings. Lower level has huge Rec room w/gas f/p. 1 bdrm, full bthrm & opens out to covered patio. Measurements by Pixilink are approximate, to be verified by Buyer.





407' x 30'0" (approx) House
 North Vancouver, B.C.
 Main Floor 1,377 sq ft
 Second Floor 1,120 sq ft
 Full Lower Floor 1,000 sq ft
 Total 3,497 sq ft
 2010 Census Report 1,000 sq ft
 Market Value 4,077,000
 Mortgage 300,000
 Rent 3,000

