



Presented by:

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stilhavn
REAL ESTATE SERVICES

Active
R3060346

Board: V
House/Single Family

2717 PANORAMA DRIVE

North Vancouver
Deep Cove
V7G 1V7

Residential Detached

\$2,098,800 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,098,800
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1930
Frontage(feet): 33.00	Bathrooms: 4	Age: 95
Frontage(metres): 10.06	Full Baths: 3	Zoning: RS4
Depth / Size: 630	Half Baths: 1	Gross Taxes: \$7,726.81
Lot Area (sq.ft.): 20,757.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.48	P.I.D.: 014-905-655	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: OCEAN & MOUNTAIN		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Legal: **LOT B, BLOCK 9, PLAN VAP1194, DISTRICT LOT 626, GROUP 1, NEW WESTMINSTER LAND DISTRICT, THAT PT OF LOT B LYING N OF RD IN REF PL 2024 OF LOT 1**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Range Top, Refrigerator**

Finished Floor (Main):	1,197	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,135	Main	Living Room	21'10 x 15'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 13'11			x	Above 3
Finished Floor (Below):	580	Main	Kitchen	14'4 x 11'1			x	Above 3
Finished Floor (Basement):	0	Main	Family Room	10'10 x 10'8			x	Above 4
Finished Floor (Total):	2,912sq. ft.	Main	Flex Room	10'11 x 10'0			x	Main 2
Unfinished Floor:	0	Above	Primary Bedroom	20'5 x 13'5			x	
Grand Total:	2,912sq. ft.	Above	Walk-In Closet	12'9 x 4'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'7 x 10'11			x	
Suite:		Above	Bedroom	11'5 x 10'11			x	
Basement:None		Above	Bedroom	11'6 x 7'7			x	
		Below	Recreation Room	19'1 x 10'9			x	
		Below	Laundry	14'1 x 10'8			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Incredible view of Deep Cove and the mountains from this fantastic house perched on the high side of Panorama. At 2912 sqft, this spacious home offers the perfect blend of living space and accommodation for anyone's needs. The main floor is open plan living with large living spaces, updated kitchen with quartz counters, plus family room, all opening up onto a huge, gorgeous, sundrenched balcony overlooking the dazzling Cove. Upstairs has 4 large bedrooms and 3 full bathrooms, perfect for families. The primary suite also enjoys a private balcony and stunning views. Lots of storage. You're just a short walk to shopping, restaurants, beaches, hikes and water sports. North Shore life at its best! Opens: Thurs, Oct 23, 10-12 and Sunday, Oct 26, 2-4