



Presented by:
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Active
R3139128
 Board: V
 House/Single Family

3693 REGENT AVENUE
 North Vancouver
 Upper Lonsdale
 V7N 2C3

Residential Detached
\$1,848,800 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,848,800**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1970**
 Frontage(feet): **51.00** Bathrooms: **3** Age: **56**
 Frontage(metres): **15.54** Full Baths: **2** Zoning: **RS3**
 Depth / Size: **129 IRR** Half Baths: **1** Gross Taxes: **\$6,035.20**
 Lot Area (sq.ft.): **8,514.00** Rear Yard Exp: **South** For Tax Year: **2025**
 Lot Area (acres): **0.20** P.I.D.: **008-658-544** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Renovations: **Completely**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 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: **Hardwood**
 Reno. Year: **2011**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Legal: **LOT 9, BLOCK A, PLAN VAP13348, DISTRICT LOT 787, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Recreation Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,246	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,049	Main	Living Room	18'1 x 12'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'3 x 9'8			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	16'2 x 8'9			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	12'8 x 11'8			x	Below 3
		Main	Bedroom	11'2 x 9'3			x	
Finished Floor (Total):	2,295 sq. ft.	Main	Bedroom	11'2 x 9'2			x	
Unfinished Floor:	0	Below	Living Room	17'9 x 10'11			x	
Grand Total:	2,295 sq. ft.	Below	Dining Room	7'4 x 6'7			x	
		Below	Kitchen	10'3 x 7'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'6 x 8'2			x	
		Below	Bedroom	10'9 x 8'6			x	
		Below	Foyer	14'4 x 6'6			x	
		Below	Laundry	7'9 x 5'0			x	

Suite: **Legal Suite**
 Basement: **Fully Finished**
 Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **13**
 Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

Renovated Upper Lonsdale, 5 bedroom, 2 1/2 bathroom family home on large lot in highly desirable neighbourhood. At just under 2300 sqft, this floorplan provides plenty of excellent space, and features an updated 2 bedroom, legal mortgage helper on the ground level, while upstairs you will find a bright and inviting living space, renovated kitchen, great, big sundeck for the BBQ, 3 large bedrooms, engineered hardwood floors and cozy wood burning fireplace. The home has been well maintained with electrical wiring, plumbing and furnace all upgraded. Very private, sunny backyard backing onto Carisbrooke Elementary, and easy access to great hiking and mountain biking trails. Come see this great home!