

Presented by:

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R2214117

Board: V

House/Single Family

4450 NOTTINGHAM ROAD

North Vancouver Lynn Valley V7K 2N2 Residential Detached

\$1,729,000 (LP)

(SP) M



Sold Date: 60.00 Original Price: \$1,729,000 Frontage (feet): Approx. Year Built: 1970 Meas. Type: **Feet** Bedrooms: 5 Depth / Size: 203 3 Age: 47 Bathrooms: RS3 Lot Area (sq.ft.): 12,180.00 Full Baths: 2 Zoning: Flood Plain: Half Baths: 1 Gross Taxes: \$6,204.74

Rear Yard Exp: **East** Council Apprv?:

If new, GST/HST inc?:

For Tax Year: **2017**Tax Inc. Utilities?:

P.I.D.: **008-687-374** Tour: **Virtual Tour URL**

View: : greenery

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: **2 Storey**Construction: **Frame - Wood**

Exterior: Wood

Foundation: Concrete Perimeter

Rain Screen: Reno. Year: 2017
Renovations: R.I. Plumbing: Yes
of Fireplaces: 2 R.I. Fireplaces:

Fireplace Fuel: Wood
Water Supply: City/Municipal
Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Fenced Yard, Sundeck(s)

Type of Roof: Asphalt

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**

Parking: Carport; Single

Dist. to Public Transit: **1block** Dist. to School Bus: **1/2b**

Title to Land: Freehold NonStrata

Property Disc.: **Yes**PAD Rental:
Fixtures Leased: **No**:
Fixtures Rmvd:

Floor Finish: Hardwood, Tile

Legal: LOT B BLOCK 13 DISTRICT LOT 2088 PLAN 13240

Amenities:

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features:

Floor	Туре	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 13'1	Bsmt	Laundry	8'3 x 7'10			x
Main	Dining Room	11'6 x 9'8	Bsmt	Utility	12'7 x 5'3			X
Main	Kitchen	12'4 x 11'1			X			X
Main	Master Bedroom	12'8 x 12'2			x			X
Main	Bedroom	10'4 x 9'1			x			X
Main	Bedroom	10'7 x 10'4			x			X
Bsmt	Family Room	17'9 x 13'6			x			X
Bsmt	Bedroom	9'11 x 9'7			x			X
Bsmt	Bedroom	11'1 x 8'1			x			
Bsmt	Hobby Room	10'3 x 9'10			X			

Finished Floor (Main):	1,231	# of Rooms:12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	;
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:	
Finished Floor (Below):	985	# of Levels: 2	2	Main	2	No		Shed
Finished Floor (Basement):	0	Suite:	3	Bsmt	4	No	Pool:	
Finished Floor (Total):	2,216 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:	
		Beds in Basement: 2 Beds not in Basement: 3	5				Door Height:	
Unfinished Floor:	0	Basement: Fully Finished	6					
Grand Total:	2,216 sq. ft.		7					
			8					

Listing Broker(s): RE/MAX Masters Realty

Looking for a nice home to raise your family? Welcome to 4450 Nottingham Rd! As soon as you enter, you will know that this home is the one where you can raise happy children. Located steps away from one of the best schools on the North Shore (Upper Lynn Elementary & Argyle Secondary), your children can walk home for lunch. Built on a ¼ acre (12,180 sqf) fabulous flat lot with a huge private backyard, surrounded by beautiful greenery, this home is a sanctuary after a busy day at work & a safe haven for your offspring. Recently upgraded, freshly painted with 5 bdrms & 2 &1/2 bathrms & a walk-out basement this home offers plenty of room even for your in-laws. The beautiful eco-paved driveway can fit 5 cars. You will like what you see! Call for your private viewing! Could the Lucky Buyer be YOU?