

Sold
R2093529
Board: V, Detached
House/Single Family

568 N DOLLARTON HIGHWAY
North Vancouver
Dollarton
V7G 1N2

\$3,188,000 (LP)
\$3,000,000 (SP)



Days on Market: 27	List Date: 7/21/2016	Expiry Date: 7/21/2017
Previous Price: \$0	Original Price: \$3,188,000	Sold Date: 8/17/2016
Meas. Type: Feet	Frontage (feet): 80.00	Approx. Year Built: 1961
Depth / Size:	Frontage (metres): 24.38	Age: 55
Lot Area (sq.ft.): 11,383.91	Bedrooms: 7	Zoning: RS3
Flood Plain:	Bathrooms: 7	Gross Taxes: \$6,336.26
Approval Req.?:	Full Baths: 5	For Tax Year: 2016
Rear Yard Exp:	Half Baths: 2	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 009-322-221
View: Yes: SWEEPING WATER VIEWS		Tour:
Complex / Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 3 Storey	Total Parking: 5	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Wood	Dist. to Public Transit: 1 BLK	Dist. to School Bus: 1 BLK	
Foundation: Concrete Perimeter	Reno. Year: 2016	Title to Land: Freehold NonStrata	
Rain Screen:	R.I. Plumbing:	Seller's Interest: Registered Owner	
Renovations: Completely, Substantially ...	R.I. Fireplaces:	Property Disc.: No : NEW BUILD	
# of Fireplaces: 2		PAD Rental:	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No :	
Water Supply: City/Municipal		Fixtures Rmvd: :	
Fuel/Heating: Forced Air, Heat Pump		Registered:	
Outdoor Area: Patio(s) & Deck(s)		Floor Finish: Hardwood, Laminate, Wall/Wall/Mixed	
Type of Roof:			

Legal: **PL VAP10654 LT G BLK B DL 471 LD 36**

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

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Microwave, Pantry, Range Top, Smoke Alarm, Storage Shed, Vacuum Blt. In, Wet Bar**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	22'6 x 21'3	Above	Bedroom	10'11 x 10'11			x
Main	Kitchen	25'5 x 16'3	Above	Bedroom	13' x 10'11			x
Main	Office	11'8 x 9'4	Below	Living Room	19'8 x 19'1			x
Main	Den	9'11 x 8'2	Below	Bedroom	12'1 x 10'10			x
Main	Pantry	5' x 4'9	Below	Media Room	14'2 x 10'10			x
Main	Mud Room	16'5 x 7'9	Below	Kitchen	14'11 x 12'9			x
Main	Bedroom	14'11 x 12'11	Below	Bedroom	12'11 x 10'			x
Above	Master Bedroom	17'8 x 11'4	Below	Dining Room	10'10 x 5'10			x
Above	Walk-In Closet	12'11 x 6'11	Below	Family Room	13'9 x 13'4			x
Above	Bedroom	11'7 x 10'4						x

Finished Floor (Main): 1,985	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,312	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 1,735	# of Levels: 3	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	5	Yes	Pool:
Finished Floor (Total): 5,032 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
	Beds in Basement: 0	5	Above	3	Yes	Door Height:
	Basement: Full, Fully Finished	6	Below	2	No	
Unfinished Floor: 0	Beds not in Basement: 7	7	Below	3	No	
Grand Total: 5,032 sq. ft.		8				

List Broker 1: **Royal LePage Sussex - Office: 604-984-9711**

List Sales Rep 1: **Dan Jarvis PREC* - Phone: 604-984-9711**

List Sales Rep 2: **3:**

Sell Broker 1: **Royal LePage Sussex - Office: 604-984-9711**

Sell Sales Rep 1: **Dan Jarvis PREC* 2:**

Owner: **D. BOWMAN**

Commission: **3.22% ON THE 1ST \$100,000 + 1.15% ON THE BALANCE.**

List Broker 2: **danjarvis@shaw.ca**

Appointments: **Phone L.R. First**

Call: **ADRYON OR TEXT OR TB**

Phone: **778-893-3325**

Occupancy: **Vacant**

Realtor Remarks: **Measurements approx. Buyer(s) to verify if deemed important. Lot measurements taken from Geoweb. Buyer(s) reserve the right to accept any offer at anytime which they deem acceptable. For more info visit www.danjarvis.com**

LOCATION, LUXURY & QUALITY perfectly describe this beautiful home which not only offers state of the art appliances and finishings, it features **SPECTACULAR VIEWS** that will blow you away! From the second you walk through the front doors you won't ever want to leave. Featuring; **WOLF RANGE** and high end appliances, ceasarstone countertops, marble fireplace, built in Vac, high velocity heat system with heat pump and **CENTRAL AC, 4 bedrooms up (3 with ensuite)**, a fully covered deck with fire table, seamless glass railings, media room, gym, wine cellar, wet bar and a fully roughed in **1 bedroom suite. COME SEE this INCREDIBLE CUSTOM BUILT CONTEMPORARY HOME just completed in 2016 with bright and airy OPEN CONCEPT** that