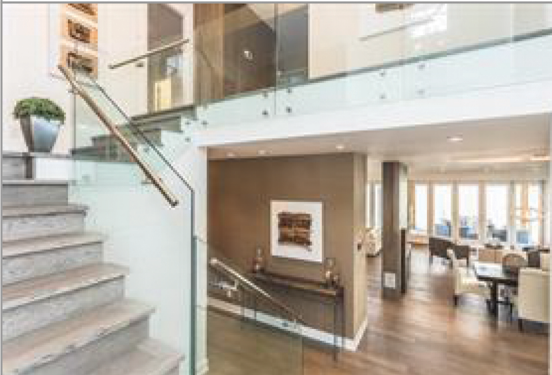


Sold
R2109758
 Board: V, Detached
 House/Single Family

3769 DOLLARTON HIGHWAY

North Vancouver
 Roche Point
 V7G 1A1

\$4,250,000 (LP)
\$3,761,905 (SP)



Days on Market: **30** List Date: **9/19/2016** Expiry Date: **3/18/2017**
 Previous Price: **\$0** Original Price: **\$4,250,000** Sold Date: **10/19/2016**
 Meas. Type: **Feet** Frontage (feet): **53.50** Approx. Year Built: **2014**
 Depth / Size: **130** Frontage (metres): **16.31** Age: **2**
 Lot Area (sq.ft.): **7,018.00** Bedrooms: **6** Zoning: **RS3**
 Flood Plain: **No** Bathrooms: **7** Gross Taxes: **\$14,919.95**
 Approval Req.?: **No** Full Baths: **6** For Tax Year: **2016**
 Rear Yard Exp: **South** Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **Yes** P.I.D.: **027-110-401**
 View: **Yes: PANORAMIC WATERFRONT VIEWS** Tour:
 Complex / Subdiv: **NOBLE COVE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, Visitor Parking**
 Dist. to Public Transit:
 Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : OWNERS DO NOT LIVE HERE**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Registered:
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL BCS2404 LT 5 DL 230 LD 36 GP 1**

Amenities: **None**

Site Influences: **Cul-de-Sac, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Microwave, Oven-Built In, Range Top, Refrigerator, Security System, Smoke Alarm, Vacuum Blt. In**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8' x 7'6	Above	Walk-In Closet	8'5 x 7'5	Below	Bedroom	10'5 x 10'7
Main	Living Room	21' x 16'	Above	Bedroom	11'2 x 11'5			x
Main	Dining Room	14'5 x 23'2	Above	Bedroom	12'1 x 11'			x
Main	Kitchen	20' x 9'1	Above	Bedroom	12'6 x 13'3			x
Main	Wok Kitchen	6'7 x 7'1	Above	Laundry	11'11 x 5'7			x
Main	Den	10'3 x 10'6	Below	Living Room	19'4 x 11'10			x
Main	Storage	11'11 x 9'9	Below	Dining Room	12'4 x 7'10			x
Main	Storage	5'1 x 4'10	Below	Kitchen	12'5 x 7'1			x
Main	Wine Room	5'1 x 3'2	Below	Bedroom	11' x 12'4			
Above	Master Bedroom	12'11 x 15'11	Below	Recreation Room	14'3 x 20'9			

Finished Floor (Main):	1,594	# of Rooms:	21	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,501	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	1,640	Suite:	Legal Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,735 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Above	4	Yes	Door Height:
Grand Total:	4,735 sq. ft.	Basement:	Full	6	Below	3	No	
				7	Below	3	No	
				8				

List Broker 1: **Sutton Grp-West Coast Realty - Office: 604-986-9321** List Broker 2: **Engel & Volkers Vancouver - OFC: 778-374-3100**
 List Sales Rep 1: **Deborah J Spicer - Phone: 604-729-6077** dspicer@telus.net Phone L.R. First
 List Sales Rep 2: **Christopher Rivers PREC* - Phone: 604-218-4001** 3: **Fioretta Wilinofsky** Call: **DEBORAH SPICER**
 Sell Broker 1: **Homeland Realty - Office: 604-263-7833** Phone: **604-729-6077**
 Sell Sales Rep 1: **Olivia Lian PREC*** 2: 3:
 Owner: **A. VAJDI/M. BEJHATI/T. HICKS**
 Commission: **3.2% 1ST 100K/1.1% ON BAL**

Occupancy: **Vacant**

Realtor Remarks: **Bare land strata fee \$388.19/mo for private dock/road mtnce & snow removal. Prepaid dock lease to mid 2017. All meas by Pixilink approx assessed & not guaranteed. Buyer to verify if important. Please allow 48 hours for acceptance. NOTE: published sale price excludes GST paid by the buyer.**

Fabulous new 6 bedroom contemporary waterfront overlooking Burrard Inlet at scenic at Noble Cove in North Vancouver. Enjoy open plan living on the main with separate WOK kitchen, central gas fireplace and extensive deck overlooking unobstructed water views. Radiant infloor heating & air conditioning, built in wiring for sound & pre-wired for Smart Home technology. This residence is designed for the active family with four ensuite bedrooms up, one bedroom down & an additional legal one bedroom suite with views & walkout to a patio & beach below. Southside decks with seamless tempered glass railings are just steps to your private dock for mooring that yacht or kayak. This is a very unique & rarely offered waterfront