

**Expired**  
**V1029780**

Board: V  
House/Single Family

**3765 DOLLARTON HIGHWAY**

North Vancouver  
Roche Point  
V7G 1A1

Residential Detached

**\$3,495,000** (LP)

(SP) **M**



Days on Market: **151** List Date: **9/30/2013** Expiry Date: **2/28/2014**  
 Previous Price: Original Price: **\$3,495,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2008**  
 Depth / Size: Frontage (metres): Age: **5**  
 Lot Area (sq.ft.): **6,717.00** Bedrooms: **4** Zoning: **RS3**  
 Flood Plain: Bathrooms: **5** Gross Taxes: **\$13,063.00**  
 Approval Req.?: Full Baths: **4** For Tax Year: **2013**  
 Rear Yard Exp: **South** Half Baths: **1** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **027-110-389**  
 View: **Yes: Incredible waterfront views** Tour:  
 Complex / Subdiv: **NOBLE COVE**  
 Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Metal**

Total Parking: **3** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **1 BLK** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **:**  
 Registered:  
 Floor Finish:

Legal: **PL BCS2404 LT 3 DL 230 LD 36 THE STRATA LOT AS SHOWN ON FORM V.** Municipal Charges  
 Amenities: **Garden** Garbage:  
 Site Influences: **Cul-de-Sac, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Waterfront Property** Water:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings** Dyking:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 20'	Below	Living Room	17' x 17'			x
Main	Kitchen	18' x 15'	Below	Bedroom	13' x 11'			x
Main	Dining Room	19' x 12'	Below	Recreation Room	25' x 13'			x
Main	Den	13' x 12'	Below	Media Room	19' x 12'			x
Main	Laundry	11' x 6'	Below	Wine Room	10' x 6'			x
Main	Foyer	11' x 6'						x
Above	Master Bedroom	17'6 x 14'6						x
Above	Bedroom	14' x 11'						x
Above	Bedroom	13' x 12'						x
Below	Kitchen	8' x 8'						x

Finished Floor (Main):	<b>1,613</b>	# of Rooms:	<b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,186</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,613</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,412 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Below</b>	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Basement: <b>Full</b>	Bed not in Basement: <b>4</b>	5	<b>Below</b>	<b>4</b>	<b>No</b>	Door Height:
Grand Total:	<b>4,412 sq. ft.</b>			6				
				7				
				8				

List Broker 1: **Dexter Associates Rlty (VanMn) - Office: 604-263-1144** List Broker 2: **Dexter Associates Realty - Office: 604-263-1144**  
 List Sales Rep 1: **Kerrie A Everitt - Phone: 604-773-7812** [kerrie@vancouverhomes.tv](mailto:kerrie@vancouverhomes.tv) Appointments: **Phone L.R. First**  
 List Sales Rep 2: **Tom R Everitt - Phone: 604-773-1602** 3: Call: **Text/call Tom**  
 Sell Broker 1: Phone: **604-773-1602**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **M. Crimeni**  
 Commission: **3.255% OF 1ST \$100K/1.1625% OF REST + \$25K BONUS**

Occupancy: **Tenant**

Realtor **No touchbase please. Measurements approx, buyer to verify. Call or text Tom to view at 604-773-1602.**  
 Remarks:

**Spectacular waterfront! This stunning luxury home offers a unique lifestyle fit for true water lovers. Offering almost 4500 sq ft on a 53 by 127 lot, this home also comes with an extremely rare boat slip on a private, concrete dock. The home, built by North Vancouver's Henderson Construction, features luxury appliances, built in espresso machine, wine cellar, heated patio with phenomenal water views, air conditioning, radiant heat, a complete theatre room and much more. There is also a public beach just steps away for those amazing summer days. The home comes complete with a legal suite and is a 2 minute drive to Deep Cove, Cates Park, Baden Powell Trail etc. Call Tom for your private viewing of this luxurious beauty.**