



Presented by:  
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**Active**  
**R2018907**

Board: V  
House/Single Family

### 3769 DOLLARTON HIGHWAY

North Vancouver  
Roche Point  
V7G 1A1

Residential Detached

**\$3,998,000** (LP)

(SP)



Sold Date: Frontage (feet): **53.50** Original Price: **\$3,998,000**  
Depth / Size (ft.): **130** Bedrooms: **6** Approx. Year Built: **2014**  
Lot Area (sq.ft.): **7,018.00** Bathrooms: **7** Age: **2**  
Flood Plain: Full Baths: **6** Zoning: **RS3**  
Rear Yard Exp: **South** Half Baths: **1** Gross Taxes: **\$15,935.29**  
Approval Req?: For Tax Year: **2015**  
If new, GST/HST inc?: **No** Tax Inc. Utilities?: **No**  
P.I.D.: **027-110-401**  
Tour: [Virtual Tour URL](#)

View: **Yes: WATERFRONT UNOBSTRUCTED**  
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: Reno. Year:  
# of Fireplaces: **2** R.I. Plumbing:  
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Sundeck(s)**  
Type of Roof: **Metal**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double, Open**  
Dist. to Public Transit:  
Title to Land: **Freehold Strata** Dist. to School Bus:  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

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

Amenities: **Air Cond./Central, Garden**

Site Influences: **Cul-de-Sac, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Microwave, Oven-Built In, Range Top, Security System, Sprinkler - Fire, Vacuum Rfl Tr**

| Floor | Type           | Dimensions    | Floor | Type            | Dimensions   | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|-----------------|--------------|-------|------|------------|
| Main  | Living Room    | 13' x 13'     | Above | Bedroom         | 13'4 x 10'11 |       |      | x          |
| Main  | Dining Room    | 13' x 10'2    | Above | Bedroom         | 12'1 x 11'2  |       |      | x          |
| Main  | Family Room    | 22'5 x 16'    | Above | Bedroom         | 11'8 x 11'2  |       |      | x          |
| Main  | Kitchen        | 20'10 x 9'    | Above | Laundry         | 11'11 x 5'7  |       |      | x          |
| Main  | Office         | 10'6 x 10'1   | Below | Living Room     | 19'8 x 12'4  |       |      | x          |
| Main  | Foyer          | 8'6 x 8'      | Below | Kitchen         | 12'7 x 7'    |       |      | x          |
| Main  | Wok Kitchen    | 7'1 x 6'8     | Below | Recreation Room | 20'9 x 14'3  |       |      | x          |
| Main  | Storage        | 11'11 x 9'9   | Below | Bedroom         | 10'7 x 10'5  |       |      | x          |
| Above | Master Bedroom | 15'11 x 12'11 | Below | Bedroom         | 11'1 x 9'11  |       |      |            |
| Above | Walk-In Closet | 8'5 x 7'5     | Below | Laundry         | 8'8 x 4'     |       |      |            |

| Finished Floor (Main):     | 1,507         | # of Rooms: 20               | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
|----------------------------|---------------|------------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Above):    | 1,533         | # of Kitchens: 3             | 1    | Main  | 2           | No       | Barn:          |
| Finished Floor (Below):    | 1,646         | # of Levels: 3               | 2    | Above | 5           | Yes      | Workshop/Shed: |
| Finished Floor (Basement): | 0             | Suite: <b>Legal Suite</b>    | 3    | Above | 4           | Yes      | Pool:          |
| Finished Floor (Total):    | 4,686 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:               | 4,686 sq. ft. | Basement: <b>Crawl, Full</b> | 6    | Below | 3           | No       |                |
|                            |               | Bed not in Basement: 6       | 7    | Below | 3           | No       |                |
|                            |               |                              | 8    |       |             |          |                |

Listing Broker(s): **Sutton Grp-West Coast Realty**

**Sutton Grp-West Coast Rty WVan**

**Moor your yacht privately just steps from this contemporary retreat styled from nature's palette of stone, marble and wood. Overlooking the shimmering waters of Burrard Inlet at Noble Cove, a private fully serviced dock complements this five bedroom home with a legal one bedroom suite. The open floor plan on the main provides a separate Wok kitchen, stone surround natural gas fireplace, radiant in-floor heating, central vac, A/C, pre-wired for Smart Home technology & elevator potential. An expansive partly covered deck with tempered glass railings just steps to the beach and boating spells West Coast living at its' best!**