

Sold
V1077485

Board: V
House/Single Family

3771 DOLLARTON HIGHWAY

North Vancouver
Roche Point
V7G 1A1

Residential Detached

\$3,599,000 (LP)

\$3,500,000 (SP) **M**



Days on Market: **0** List Date: **7/21/2014** Expiry Date: **12/31/2014**
 Previous Price: **\$3,699,000** Original Price: **\$3,699,000** Sold Date: **7/21/2014**
 Meas. Type: **Feet** Frontage (feet): **54.00** Approx. Year Built: **2012**
 Depth / Size: **137** Frontage (metres): Age: **2**
 Lot Area (sq.ft.): **7,436.00** Bedrooms: **6** Zoning: **RS3**
 Flood Plain: Bathrooms: **6** Gross Taxes: **\$12,650.00**
 Approval Req.?: Full Baths: **5** For Tax Year: **2013**
 Rear Yard Exp: **South** Half Baths: **1** Tax Inc. Utilities?:
 If new, GST/HST inc?: **No** P.I.D.: **027-110-419**
 View: **Yes: Spectacular waterfront view** Tour:
 Complex / Subdiv: **NOBLE COVE**
 Services Connected: **Community, Electricity, Natural Gas, Water**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 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 6 DL 230 LD 36 THE STRATA LOT AS SHOWN ON FORM V.** **Municipal Charges**
 Amenities: **Air Cond./Central, Garden, Swirlpool/Hot Tub** Garbage:
 Site Influences: **Cul-de-Sac, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby, Waterfront Property** Water:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Fire** Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'10 x 4'10	Above	Bedroom	12'10 x 12'6			x
Main	Office	8'4 x 6'	Above	Bedroom	12'6 x 12'			x
Main	Hobby Room	13'2 x 12'8	Above	Bedroom	12'6 x 12'6			x
Main	Kitchen	20'6 x 14'6	Above	Laundry	8' x 8'			x
Main	Great Room	24'6 x 22'	Below	Recreation Room	22'6 x 20'			x
Main	Dining Room	14'6 x 14'4	Below	Bedroom	12'10 x 12'			x
Main	Pantry	6'10 x 5'4	Below	Living Room	19' x 5'2			x
Main	Wine Room	6' x 6'	Below	Kitchen	8'8 x 8'2			x
Above	Master Bedroom	17' x 16'	Below	Bedroom	14'8 x 10'6			x
Above	Walk-In Closet	13'2 x 7'8						x

Finished Floor (Main):	1,667	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,545	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,579	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total):	4,791 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 6	5	Below	4	No	Door Height:
Grand Total:	4,791 sq. ft.	Basement: Fully Finished, Separate Entry	6	Below	3	No	
			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 Appointments: **Phone L.R. First**
 List Sales Rep 2: **Tom R Everitt - Phone: 604-773-1602** 3: Call: **Text/call Kerrie**
 Sell Broker 1: **Dexter Associates Realty - Office: 604-263-1144** Phone: **604-773-7812**
 Sell Sales Rep 1: **Harry Wiedmayer** 2: 3:
 Owner: **T & J Waring**
 Commission: **3.255% OF 1ST \$100K/1.1625% OF REST + \$25K BONUS**

Occupancy: **Owner**

Realtor Remarks: **Accepted offer with 'subject to sale' in place *Note: \$25,000 bonus payable on full price offer. Strata fee of \$300 month for boat slip insurance, power, water, private rd landscaping. No touchbase. Pls call or text Tom 604-773-1602. Meas approx taken from building plans.**

Imagine beachfront living with a semi-private, secure concrete dock! We proudly present another Noble Cove home; a stunning beauty built to showcase fantastic water vews. Moor your boat in your own 45' slip or crab off the dock. Relax on the sandy beach, a mere stones throw from the house. 2 large Eclipse sliding doors open the back of the house completely, from the custom kitchen to the gas firepit on the concrete deck. Upstairs you'll find 4 beds & 3 baths; stunning master & spa-like bathroom w/ floor to ceiling windows. Down is an extra bed (also wired as theatre rm) w/ bath, rec rm & sep 1 bed suite. With 2/5/10 warranty, Savant home automation, sec cams, wine cel & more, this home has it all!