

Terminated
V1113524

Board: V
House/Single Family

3761 DOLLARTON HIGHWAY

North Vancouver
Roche Point
V7G 1A1

Residential Detached

\$3,988,000 (LP)

(SP) M



Days on Market: **34** List Date: **3/24/2015** Expiry Date: **8/24/2015**
Previous Price: Original Price: **\$3,988,000** Sold Date:
Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2011**
Depth / Size: Frontage (metres): Age: **4**
Lot Area (sq.ft.): **7,300.00** Bedrooms: **6** Zoning: **RM1**
Flood Plain: Bathrooms: **6** Gross Taxes: **\$15,488.00**
Approval Req.?: Full Baths: **5** For Tax Year: **2014**
Rear Yard Exp: **South** Half Baths: **1** Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **027-110-362**
View: **Yes: Gorgeous waterfront view** Tour: **Virtual Tour URL**
Complex / Subdiv: **Noble Cove**
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete**
Exterior: **Stone, Wood**
Foundation: **Concrete Slab**
Rain Screen: CSA/BCE:
Renovations: Reno. Year:
of Fireplaces: **3** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcony(s) Patio(s) Dck(s), Patio(s) & Deck(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 1 DL 230 LD 36 GROUP 1, TOGETHER **CANC 04-27-15/EXP**** Municipal Charges
Amenities: **None** Garbage:
Water:
Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Marina Nearby, Shopping Nearby, Waterfront Property** Dyking:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings** Sewer:
Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 12'	Above	Laundry	5'11 x 8'8			x
Main	Kitchen	14' x 14'	Below	Recreation Room	21'6 x 15'			x
Main	Great Room	20' x 21'	Below	Media Room	7'2 x 12'			x
Main	Dining Room	15' x 28'	Below	Bedroom	9'8 x 11'6			x
Main	Wine Room	9' x 4'	Below	Bedroom	12'10 x 11'4			x
Main	Bedroom	12'6 x 13'9	Below	Kitchen	11'4 x 11'4			x
Above	Master Bedroom	14'9 x 14'	Below	Living Room	15'6 x 9'			x
Above	Walk-In Closet	6'10 x 9'			x			x
Above	Bedroom	11' x 12'6			x			
Above	Bedroom	12'7 x 14'2			x			

Finished Floor (Main):	1,650	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,500	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,714	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,864 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
		Beds in Basement: 0	5	Below	4	No	Door Height:
		Beds not in Basement: 6	6	Below	4	Yes	
Unfinished Floor:	0	Basement: Fully Finished, Separate Entry	7				
Grand Total:	4,864 sq. ft.		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: **Tom**
Sell Broker 1: Phone: **604-773-1602**
Sell Sales Rep 1: 2: 3:
Owner: **J. Henderson**
Commission: **3.255% OF 1ST \$100K/1.1625% OF REST + \$25K BONUS**
Occupancy: **Owner**

Realtor **Note \$25K BONUS. Bare land strata: \$330/mth. No touchbase please. Text Tom 604- 773-1602 video tour:**
Remarks: **http://media.jon.ca/streams/everitt/3761_dollarton.html. Minimum 24 hours notice for showings please.**

Builder's own home! We are proud to present another waterfront Henderson Construction Home on the best lot in the Noble Cove Development. Situated at the end of a cul de sac with parking for 6-7 vehicles, this home is outstanding. Featuring 5 bedrooms and five bathrooms with a 1 bedroom separate legal suite, this home has a gorgeous open plan. The kitchen is spectacular and features ultra high end appliances including Viking and Sub Zero. The Eclipse sliding doors open up the entire back of the house to a deck with a natural gas BBQ and FP. This particular home easily features the best views of the private dock and inc. one boat slip for your yacht. MUST be seen. No expense spared. Call Tom 6047731602.