

**HOME**

**Sold**  
**V667017**  
Board: V, Land Only  
Other

**3769 DOLLARTON HIGHWAY**

North Vancouver  
Roche Point  
VOV OVO

**\$1,775,000** (LP)  
**\$1,775,000** (SP)



Days on Market: **31**      List Date: **8/31/2007**      Expiry Date: **11/30/2007**  
Previous Price:      Original Price: **\$1,775,000**      Sold Date: **10/1/2007**

Frontage:      Subdiv/Complex:  
Meas. Type: **Feet**      P.I.D.: **027-110-401**  
Frontage Metric:      Taxes: **\$1,603.00**  
Depth:      For Tax Year: **2007**  
Price/SqFt:      Zoning: **SFD**  
Sub-Type:      Rezoneable?: **No**  
Exposure: **South**      Flood Plain: **No**  
Permitted Use:  
Title to Land: **Freehold Strata**  
Tour:

Lot Area  
Acres: **0.16**  
Hect: **0.07**  
SqFt: **7,020.00**  
SqM: **652.17**

Sanitary Sewer: **At Lot Line**  
Storm Sewer: **At Lot Line**  
Water Supply: **City/Municipal**  
Electricity: **At Lot Line**  
Natural Gas: **At Lot Line**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Available Through L.B.**  
Develop Permit:  
Bldg Permit Apprv: **No**  
Building Plans: **Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access: **Front**  
Fencing: **Other**  
Property in ALR: **No**  
Seller's Interest: **Registered Owner**  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached:  
Property Disclosure: **Yes**  
Trees Logged: **Yes**

Legal: **SL 5 BLK K DL 230 SP BCS**

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby**  
Restrictions: **Mandatory Building Scheme**  
Commission: **3.22% 1ST 100K/ 1.15% BAL**

List Broker 1: **Prudential Sussex Realty(WVAn) - Office: 604-925-2911**  
List Sales Rep 1: **Tim Webb - Phone: 604-644-9444**  
List Sales Rep 2:  
List Broker 2:  
List Sales Rep 3:  
Sell Broker 1: **Prudential Sussex Realty(WVAn) - Office: 604-925-2911**  
Sell Sales Rep 1: **Tim Webb**  
Sell Broker 2:  
Sell Sales Rep 2:  
Owner: **M.A.N. ESTATES INC**

Appointments: **Phone L.R. First**  
Call: **TIM WEBB**  
Phone: **604-644-9444**  
[tim@timwebb.ca](mailto:tim@timwebb.ca)

[tim@timwebb.ca](mailto:tim@timwebb.ca)

Realtor **Measurements are approximate. Buyer to verify.**  
Remarks:

**It is my distinct pleasure to offer the most exciting waterfront opportunity available in the Lower Mainland. The Noble cove sub-division offers 6 waterfront lots each with a state-of-the-art 36' boat slip. This first class development has spared no expense - a beautiful seawall and viewing platform combined with the sunny south facing, unobstructed waterfront views make this a unique and limited opportunity. Don't wait, they won't last!**