

**Sold**  
**V998593**  
 Board: V  
 House/Single Family

**3763 DOLLARTON HIGHWAY**

North Vancouver  
 Roche Point  
 V7G 1A1

Residential Detached  
**\$3,599,000 (LP)**  
**\$3,350,000 (SP)** **M**



Days on Market: **80** List Date: **4/2/2013** Expiry Date: **8/2/2013**  
 Previous Price: **\$3,888,000** Original Price: **\$3,888,000** Sold Date: **6/21/2013**  
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2009**  
 Depth / Size: Frontage (metres): Age: **4**  
 Lot Area (sq.ft.): **7,309.00** Bedrooms: **5** Zoning: **RM1**  
 Flood Plain: Bathrooms: **6** Gross Taxes: **\$14,302.00**  
 Approval Req.?: Full Baths: **5** For Tax Year: **2012**  
 Rear Yard Exp: **South** Half Baths: **1** Tax Inc. Utilities?:  
 If new, GST/HST inc?: **No** P.I.D.: **027-110-371**  
 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: **2011**  
 # of Fireplaces: **2** 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), Fenced Yard**  
 Type of Roof: **Metal**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **steps** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: All fixed electronics negotiable.**  
 Registered:  
 Floor Finish: **Hardwood, Other**

Legal: **PL BCS2404 LT 2 DL 230 LD 36 THE STRATA LOT AS SHOWN ON FORM V.** [Municipal Charges](#)  
 Amenities: **In Suite Laundry, Storage, Swirlpool/Hot Tub**  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'6 x 12'	Above	Bedroom	12'7 x 14'2			x
Main	Kitchen	15'8 x 21'11	Above	Laundry	5'11 x 8'8			x
Main	Pantry	7' x 11'8	Below	Gym	25'2 x 15'8			x
Main	Great Room	20' x 21'11	Below	Media Room	19'8 x 12'6			x
Main	Dining Room	15'8 x 17'	Below	Bedroom	11'8 x 13'6			x
Main	Wine Room	9'2 x 4'	Below	Kitchen	8'4 x 8'			x
Main	Bedroom	12'6 x 13'9	Below	Living Room	17' x 13'6			x
Above	Master Bedroom	14'9 x 12'3						x
Above	Walk-In Closet	6'10 x 9'						x
Above	Bedroom	10' x 12'6						x

Finished Floor (Main):	1,704	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,276	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,704	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,684 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Below	3	No	Door Height:
Grand Total:	4,684 sq. ft.	Basement: Fully Finished, Separate Entry	6	Below	4	No	
		Bed not in Basement: 5	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: **TEXT/call Tom**  
 Sell Broker 1: **Dexter Associates Rlty (VanMn) - Office: 604-263-1144** Phone: **604-773-1602**  
 Sell Sales Rep 1: **Kerrie A Everitt** 2: **Tom R Everitt** 3:  
 Owner: **M & M Pratt**  
 Commission: **3.255% OF 1ST \$100,000/ 1.1625% OF REST + \$25,000**  
 Occupancy: **Owner**

Realtor **\$25K bonus! Vid tour http://media.jon.ca/streams/everitt/3763\_dollarton.html** Bareland strata = \$330 mos. Buyer to verify meas. Main floor  
 Remarks: **bedrm currently office. No touchbase please. Text/call Tom 604-773-1602.**

**Stunning waterfront luxury home w/ 45' boat slip in prestigious Noble Cove! A professional chef's dream kitchen w/ a 48" Thermador stove & Thermador dishwasher & fridge. Your guests will love the exquisite temp controlled wine room off the dining room. Eclipse sliding doors open dining room to outdoor patio with built-in heaters, gas BBQ & gas FP. Upstairs features 3 beds/3 ensuite baths, including a must-see master suite w/ spectacular view & spa steam shower. Venture downstairs to work-out in the home gym or enjoy the superb theatre room. Backyard is completely landscaped with a gorgeous hot tub/gas firepit & is steps away from the Noble Cove concrete dock & private boat slip #1. Call now for your private showing.**