



Presented by:  
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**Active** **1286 SILVERWOOD CRESCENT** Residential Detached  
**R2726274** North Vancouver **\$1,450,000** (LP)  
 Board: V Norgate (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,450,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1951**  
 Frontage(feet): **66.00** Bathrooms: **1** Age: **71**  
 Frontage(metres): **20.12** Full Baths: **1** Zoning: **RSN**  
 Depth / Size: **99.5** Half Baths: **0** Gross Taxes: **\$5,814.48**  
 Lot Area (sq.ft.): **6,500.00** Rear Yard Exp: For Tax Year: **2022**  
 Lot Area (acres): **0.15** P.I.D.: **008-290-334** Tax Inc. Utilities?: **No**  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: :  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Single**  
 Exterior: **Wood** Driveway Finish:  
 Foundation: **Concrete Slab** Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Renovations: **Partly** Reno. Year:  
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: **Wood** Metered Water:  
 Fuel/Heating: **Forced Air** R.I. Plumbing: Fixtures Leased: **No** :  
 Outdoor Area: **Patio(s) & Deck(s)** Fixtures Rmvd: **Yes :Garage Fridge**  
 Type of Roof: **Asphalt** Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 9, BLOCK 5, PLAN VAP8634, DISTRICT LOT 264, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 266**

Amenities: **Garden, In Suite Laundry**  
 Site Influences: **Central Location, Marina Nearby, Private Setting, Private Yard, Shopping Nearby, Ski Hill Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,605	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'6 x 14'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'0 x 8'10			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	9'11 x 17'1			x	
Finished Floor (Basement):	0	Main	Family Room	13'4 x 13'9			x	
Finished Floor (Total):	1,605sq. ft.	Main	Den	8'8 x 10'6			x	
Unfinished Floor:	0	Main	Master Bedroom	12'3 x 10'4			x	
Grand Total:	1,605sq. ft.	Main	Bedroom	9'2 x 9'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8'8 x 11'6			x	
		Main	Laundry	10'9 x 6'1			x	
		Main	Storage	5'6 x 15'0			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Oakwyn Realty Ltd.**

**One level living on fabulous Silverwood Crescent in Norgate, just steps to the Spirit Trail. When you enter this open and airy home, you are drawn to the magical garden in the back. Feel the love put into these beautiful, private gardens an ideal place for entertaining and enjoying true indoor-outdoor living. Tons of light & greenery through the many large picture windows & doors to the outside. There is an updated, large kitchen with granite counters & stainless steel appliances, cozy living room with wood burning fireplace, dining room and spacious, light-filled family room. There are 3 bedrooms plus a den or office, laundry room & single garage. Take advantage of this open, fabulous layout & this opportunity to exercise your creativity to customize and make this home yours!**