

Active
R2738444
 Board: V, Detached
 House/Single Family

861 PORTEAU PLACE

North Vancouver
 Roche Point
 V7H 2P8

\$1,988,000 (LP)

(SP)



Days on Market: **0** List Date: **11/15/2022** Expiry Date: **3/15/2023**
 Previous Price: **\$0** Original Price:
 Meas. Type: **Feet** If new, GST/HST inc?: **No** Approx. Year Built: **1986**
 Frontage (feet): **60.00** Bedrooms: **4** Age: **36**
 Frontage (metres): **18.29** Bathrooms: **3** Zoning: **RS5**
 Depth / Size: Full Baths: **2** Gross Taxes: **\$6,399.35**
 Lot Area (sq.ft.): **4,292.00** Half Baths: **1** For Tax Year: **2022**
 Lot Area (acres): **0.10** Rear Yard Exp: Tax Inc. Utilities?:
 Flood Plain: P.I.D.: **004-283-996** Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single**
 Exterior: **Mixed** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **5 blocks** Dist. to School Bus:
 Renovations: **Completely** Reno. Year: **2022** Seller's Interest: **Registered Owner** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Property Disc.: **Yes:**
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Leased: **No :**
 Fuel/Heating: **Forced Air** R.I. Plumbing: Fixtures Rmvd: **No :**
 Outdoor Area: **Patio(s)** Floor Finish: **Laminate**

Legal: **LOT 58, PLAN VAP20850, DISTRICT LOT 622, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting, Shopping Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,151	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	987	Main	Living Room	16'11x12'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'5x9'1			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	10'4x9'6			x	Above 4
Finished Floor (Basement):	0	Main	Eating Area	11'11x6'11			x	Above 4
Finished Floor (Total):	2,138sq. ft.	Main	Family Room	17'x12'1			x	
Unfinished Floor:	0	Main	Laundry	10'11x8'8			x	
Grand Total:	2,138sq. ft.	Above	Master Bedroom	16'7x14'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'6x10'1			x	
		Above	Bedroom	10'11x10'4			x	
		Above	Bedroom	10'11x8'10			x	
Suite:							x	
Basement: Crawl							x	

Crawl/Bsmt. Ht: **4'** # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **10** MHR#: CSA/BCE: Maint. Fee:

List Broker 1: **Oakwyn Realty Ltd. - OFC: 604-630-7233** List Broker 3:
 List Desig Agt 1: **Bernadette Dunnigan PREC* - Phone: 778-835-0599** **Bernadette@Dunniganhomes.com**
 List Broker 2: **Stilhavn Real Estate Services - OFC: 604-398-7999** Appointments: **Touchbase**
 List Desig Agt 2: **Deanna Lawrence PREC* - Phone: 604-813-1771** 3: Call: **Bernadette**
 Sell Broker 1: Phone: **778-835-0599**
 Sell Sales Rep 1: 2: 3:
 Owner: **JEFFREY ALLAN RUSSELL AND SAYA MUKAI**
 Commission: **3.22% ON THE FIRST \$100,000 & 1.15% ON THE BALANCE.** Occupancy: **Owner**

Realtor **All offers must include Team Disclosure & PDS. Buyer to verify measurements if important. Touchbase for showings. Contact Bernadette for offers.**

Stunning contemporary transformation in sought-after Roche Point. Finally, what you've been waiting for. Fully renovated 4 bedroom home in a family-friendly quiet cul de sac. You will love the extensive renovations. 4 bedrooms up, including a dreamy master suite, your own private retreat. New kitchen with new cabinetry, quartz counters & gleaming appliances. Stunning open concept living looking out to the private backyard. The whole home including the bathrooms are updated to perfection. New furnace, how water on demand, AC!, new windows (2018), new roof (2016), new doors, garage door & attic insulation. Flat fenced yard perfect for the kids, pets & entertaining. Nothing to do but move right in! Just minutes away from shopping, golf courses, Deep Cove, schools, trails...