



Presented by:
Bernadette Dunnigan PREC*

Oakwyn Realty Ltd.
Phone: 778-835-0599
http://www.bernadettedunnigan.com
Bernadette@Dunniganhomes.com



Active
R2742787

Board: V
House/Single Family

861 PORTEAU PLACE

North Vancouver
Roche Point
V7H 2P8

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$1,899,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1986
Frontage(feet): 60.00	Bathrooms: 3	Age: 36
Frontage(metres): 18.29	Full Baths: 2	Zoning: RS5
Depth / Size:	Half Baths: 1	Gross Taxes: \$6,399.35
Lot Area (sq.ft.): 4,292.00	Rear Yard Exp: West	For Tax Year: 2022
Lot Area (acres): 0.10	P.I.D.: 004-283-996	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv: Roche Point		
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**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: **5 blocks** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **LOT 58, PLAN VAP20850, DISTRICT LOT 622, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, In Suite Laundry, Storage**

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):	1,185	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	986	Main	Living Room	16'11 x 12'10			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'5 x 9'1			x	Main	2
Finished Floor (Below):	0	Main	Kitchen	10'4 x 9'6			x	Above	4
Finished Floor (Basement):	0	Main	Eating Area	11'11 x 6'11			x	Above	4
Finished Floor (Total):	2,171sq. ft.	Main	Family Room	17' x 12'1			x		
Unfinished Floor:	0	Main	Laundry	10'11 x 8'8			x		
Grand Total:	2,171sq. ft.	Above	Primary Bedroom	16'7 x 14'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'6 x 10'1			x		
		Above	Bedroom	10'11 x 10'4			x		
		Above	Bedroom	10'11 x 8'10			x		
Suite:				x			x		
Basement:Crawl				x			x		
				x			x		
Crawl/Bsmt. Height: 4'	# of Levels: 2	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.**

Stilhavn Real Estate Services

Stunning contemporary transformation in sought-after Roche Point. Fully renovated four bedroom home in a family-friendly quiet cul de sac. Four bedrooms up, including a dreamy master suite, which will be your 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, hot water on demand, a/c, new windows (2018), new roof (2016), new doors, garage door and attic insulation. Tons of storage in the massive 700 sqft crawl space. Flat fenced yard perfect for the kids, pets and entertaining. Nothing to do but move right in! Ideal location minutes away from shopping, golf, Deep Cove, parks, trails & fantastic schools!