Presented by:

Bernadette Dunnigan PREC*

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

BERNADETTE DUNNIGAN
PERSONAL REAL ESTATE CORPORATION

Active
R2755662
Board: V
Townhouse

19 3750 EDGEMONT BOULEVARD
North Vancouver
Edgemont
V7R 2P8

Residential Attached
$2,280,000 (LP)
(SP)

Sold Date:	If new,GST/HST inc?:	Original Price: **$2,280,000**
Meas. Type: **Feet**	Bedrooms: **5**	Approx. Year Built: **2006**
Frontage(feet):	Bathrooms: **4**	Age: **17**
Frontage(metres):	Full Baths: **3**	Zoning: **RM2**
Depth / Size (ft.):	Half Baths: **1**	Gross Taxes: **$7,695.58**
Sq. Footage: **0.00**		For Tax Year: **2022**
Flood Plain:	P.I.D.: **026-293-498**	Tax Inc. Utilities?:
View: **:**		Tour:
Complex / Subdiv: **The Manor**		
First Nation		
Services Connctd: **Electricity, Natural Gas**		
Sewer Type: **City/Municipal**	Water Supply: **City/Municipal**	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete Frame, Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations: | Reno. Year:
# of Fireplaces: **2** R.I. Fireplaces: | Rain Screen:
Fireplace Fuel: **Gas - Natural** | Metered Water:
Fuel/Heating: **Electric, Forced Air** | R.I. Plumbing:
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: | Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**

Fixtures Rmvd: **No :**

Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 19, PLAN BCS1296, DISTRICT LOT 601, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Freezer, Garage Door Opener, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	**941**	Units in Development: **60**	Tot Units in Strata: **60** Locker:
Finished Floor (Above):	**1,236**	Exposure: **East**	Storeys in Building:
Finished Floor (AbvMain2):	**0**	Mgmt. Co's Name:	Mgmt. Co's #:
Finished Floor (Below):	**948**	Maint Fee: **$603.64**	Council/Park Apprv?:
Finished Floor (Basement):	**0**	Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Snow removal**	
Finished Floor (Total):	**3,125 sq. ft.**		
Unfinished Floor:	**0**		
Grand Total:	**3,125 sq. ft.**	Bylaws Restrictions: **Pets Allowed, Rentals Allowed**	

Suite:
Basement: **Fully Finished** | Restricted Age: | # of Pets: **2** Cats: **Yes** Dogs: **Yes**
Crawl/Bsmt. Ht: # of Levels: **3** | # or % of Rentals Allowed:
# of Kitchens: **1** # of Rooms: **15** | Short Term(<1yr)Rnt/Lse Alwd?: **No**
| Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13' x 16'3	Above	Laundry	9'3 x 4'7	1	Main	2	No
Main	Dining Room	9'3 x 14'11	Above	Walk-In Closet	8'4 x 5'11	2	Above	5	Yes
Main	Kitchen	16'6 x 7'6	Bsmt	Bedroom	13'4 x 9'10	3	Above	4	No
Main	Family Room	13'7 x 13'8	Bsmt	Bedroom	12'9 x 11'3	4	Bsmt	4	No
Main	Foyer	7'4 x 10'8	Bsmt	Walk-In Closet	5'11 x 11'3	5			
Above	Primary Bedroom	26'3 x 12'3	Bsmt	Workshop	12'1 x 11'	6			
Above	Bedroom	15' x 10'5	Bsmt	Storage	7' x 5'4	7			
Above	Bedroom	11'5 x 10'5			x	8			

Listing Broker(s): Oakwyn Realty Ltd.

Welcome to the Manor at Edgemont, an enclave of townhomes offering unparalleled space & privacy in a highly desirable location, just a short walk to Edgemont Village & numerous trails on the Capilano River. This expansive 4 bedroom, 3.5 bath duplex-style townhouse has the advantages of a house, including a large private east-facing outdoor space, attached double garage, with the convenience of turnkey living. You will love the flow of the open concept design, oversized double height windows, high-ceilings & wood floors. The magnificent primary suite features ample space & a gorgeous spa-like ensuite, 2 more large bedrooms, an elegant bath, & proper laundry room complete the top floor. The basement offers a flexible floorplan, an amazing amount of storage, a workshop & a full bathroom.