



Presented by:
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Active
R2754327
Board: V
Townhouse

10 4055 INDIAN RIVER DRIVE
North Vancouver
Indian River
V7G 2R7

Residential Attached
\$1,850,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,850,000
Meas. Type:	Bedrooms: 4	Approx. Year Built: 1992
Frontage(feet):	Bathrooms: 3	Age: 31
Frontage(metres):	Full Baths: 2	Zoning: RM5
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,962.11
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 017-690-021	Tax Inc. Utilities?:
View: No :		Tour: Virtual Tour URL
Complex / Subdiv: Winchester		
First Nation:		
Services Connctd: Electricity, Natural Gas, Sanitary 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: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Gas - Natural**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2020**
Rain Screen:
Metered Water:
R.I. Plumbing:

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: :
Floor Finish: **Other, Vinyl/Linoleum**

Legal: **STRATA LOT 10, PLAN LMS278, DISTRICT LOT 625, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 626; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Garden, Wheelchair Access**

Site Influences: **Gated Complex, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vacuum - Built In**

Finished Floor (Main): **1,339**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **1,012**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,351 sq. ft.**
Unfinished Floor: **292**
Grand Total: **2,643 sq. ft.**

Units in Development: **47**
Exposure:
Mgmt. Co's Name: **DWELL PROPERTY MANAGEMENT**
Maint Fee: **\$654.10**
Maint Fee Includes: **Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'4 x 16'5	Below	Bedroom	12'6 x 12'5	1	Main	2	No
Main	Dining Room	12'2 x 7'9	Below	Bedroom	7'7 x 14'9	2	Main	4	Yes
Main	Family Room	10'1 x 15'11	Below	Flex Room	12'5 x 6'8	3	Below	3	Yes
Main	Kitchen	10'4 x 18'3	Below	Laundry	5'7 x 9'4	4			
Main	Foyer	6'8 x 4'9	Below	Storage	10'9 x 9'10	5			
Main	Primary Bedroom	12'5 x 12'9	Below	Storage	5'6 x 22'6	6			
Main	Walk-In Closet	8'1 x 6'5			x	7			
Below	Bedroom	17'1 x 12'5			x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

Oakwyn Realty Ltd.

This breathtaking, fully-reimagined 4 bedroom (3 bed + office) home offers an open concept, completely renovated, light-filled home with two stunning full primary suites - one primary suite on the main floor to enjoy single-level living. Enjoy wide-plank floors & stunning vaulted ceilings throughout. The luxurious redesigned kitchen features integrated appliances, including Miele coffee machine, double ovens, Bosch fridge, 5 burner gas range, quartz counters, & luxurious marble backsplash. Enjoy indoor-outdoor living with 300 sqft of outdoor space: the patio complete with convenient trex decking, beautiful new railings and gas hookup for outdoor entertaining, as well the private walk out patio. Bonus: 300 sqft full-height unfinished space with huge potential & private 2-car garage!