



Presented by:
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Active
R2756521
Board: V
House/Single Family

2111 BADGER ROAD

North Vancouver
Deep Cove
V7G 1S9

Residential Detached

\$2,699,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,699,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1951**
Frontage(feet): **36.40** Bathrooms: **3** Age: **72**
Frontage(metres): **11.09** Full Baths: **3** Zoning: **RS4**
Depth / Size: Half Baths: **0** Gross Taxes: **\$8,700.94**
Lot Area (sq.ft.): **7,794.00** Rear Yard Exp: **West** For Tax Year: **2022**
Lot Area (acres): **0.18** P.I.D.: **026-497-581** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: Deep Cove Ocean and Mountains**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey, Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Wood**
Foundation: **Concrete Perimeter**
Renovations: **Addition, Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**
Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple, Open**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 1 BLOCK 4 DISTRICT LOT 626 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP20961**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

Finished Floor (Main):	1,804	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14' x 9'			x	Main 5
Finished Floor (Below):	0	Main	Eating Area	8'3 x 8'9			x	Main 4
Finished Floor (Basement):	600	Main	Primary Bedroom	17' x 15'			x	Bsmt 3
Finished Floor (Total):	2,404sq. ft.	Main	Bedroom	17' x 13'3			x	
Unfinished Floor:	855	Main	Bedroom	10'6 x 9'			x	
Grand Total:	3,259sq. ft.	Bsmt	Bedroom	26' x 19'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Foyer	8' x 5'6			x	
		Bsmt	Laundry	15' x 18'			x	
		Bsmt	Storage	15' x 8'			x	
		Bsmt	Storage	11' x 4'			x	
				x			x	
				x			x	
Suite:								
Basement: Crawl, Fully Finished, Partly Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

This beautiful property boasts stunning ocean and mountain views, only a block away from all the amenities the Cove has to offer. Enjoy an open concept great room with warmly updated kitchen, and featuring a dreamy oversized walk-out covered patio allowing you to take in the Deep Cove views year round. The backyard is a private oasis ideal as a play area for kids, dogs, or grown ups and long table dinners. The main floor offers a fantastic suite or dream kid/teen hangout. Over 800 sqft of unfinished space & a massive attic gives you plenty of storage and countless possibilities to expand. The flexible floor plan allows you create potentially more bedrooms, or a potential mortgage helper! Featuring endless space and storage throughout this house to give you plenty of room to grow.