



Bernadette Dunnigan PREC*

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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: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Microwave**

Finished Floor (Main):	1,798	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main Living Room	14'1 x 24'1	Bsmt Storage	17'8 x 10'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main Dining Room	8'6 x 14'7	Bsmt Storage	10'1 x 2'8	Main 5
Finished Floor (Below):	0	Main Kitchen	8'10 x 21'		x	Main 4
Finished Floor (Basement):	811	Main Primary Bedroom	17' x 17'4	Bsmt Utility	10'6 x 5'7	Bsmt 3
Finished Floor (Total):	2,609sq. ft.	Main Walk-In Closet	4'5 x 8'3		x	
Unfinished Floor:	779	Main Bedroom	15'5 x 16'11		x	
Grand Total:	3,388sq. ft.	Main Walk-In Closet	4'7 x 4'5		x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main Bedroom	10'8 x 8'11		x	
Suite:		Main Patio	45'3 x 15'		x	
Basement: Crawl, Fully Finished, Partly Finished		Bsmt Bedroom	19' x 25'9		x	
Crawl/Bsmt. Height: # of Levels: 2		Bsmt Walk-In Closet	3'2 x 6'8		x	
# of Kitchens: 1 # of Rooms: 16		Bsmt Laundry	12'1 x 7'5		x	
		Bsmt Workshop	6'9 x 8'6		x	
		Manuf Type:	Registered in MHR?:	PAD Rental:		
		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.