



Presented by:
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Active
R2768669
Board: V
House/Single Family

2111 BADGER ROAD

North Vancouver
Deep Cove
V7G 1S9

Residential Detached

\$2,598,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,598,000**
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	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple, Open
Exterior: Stone, Wood	Driveway Finish: Concrete
Foundation: Concrete Perimeter	Dist. to Public Transit: Close Dist. to School Bus:
Renovations: Addition, Partly	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas, Wood	Fixtures Leased: No
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :
Outdoor Area: Patio(s) & Deck(s)	Floor Finish: Mixed
Type of Roof: Asphalt	

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):	907	Main	Primary Bedroom	17' x 17'4	Bsmt	Utility	10'6 x 5'7	Bsmt 3
Finished Floor (Total):	2,705sq. ft.	Main	Walk-In Closet	4'5 x 8'3			x	
Unfinished Floor:	779	Main	Bedroom	15'5 x 16'11			x	
Grand Total:	3,484sq. 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.