



Bernadette Dunnigan PREC*

Oakwyn Realty Ltd.
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Active
R2779690
Board: V
Townhouse

4715 GLENWOOD AVENUE
North Vancouver
Canyon Heights NV
V7R 4G6

Residential Attached
\$1,549,000 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$1,549,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1983
Frontage(feet):	Bathrooms: 3	Age: 40
Frontage(metres):	Full Baths: 2	Zoning: RM3
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$4,716.27
Sq. Footage: 0.00	P.I.D.: 006-031-269	For Tax Year: 2022
Flood Plain:	View: :	Tax Inc. Utilities?:
Complex / Subdiv: Montroyal Village	First Nation	Tour: Virtual Tour URL
Services Connctd: Community, Electricity, Natural Gas	Sewer Type: City/Municipal	Water Supply: City/Municipal

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

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Electric, Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **4 blocks**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Carpet**

Legal: **STRATA LOT 28 DISTRICT LOT 595 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, In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Private Setting, Private Yard, Recreation Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave**

Finished Floor (Main):	653
Finished Floor (Above):	751
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	634
Finished Floor (Total):	2,038 sq. ft.
Unfinished Floor:	0
Grand Total:	2,038 sq. ft.

Units in Development:	35	Tot Units in Strata:	35	Locker:	No
Exposure:		Stores in Building:	3		
Mgmt. Co's Name:	C & C Property Management Grp	Mgmt. Co's #:	604-987-9040		
Maint Fee:	\$678.06	Council/Park Apprv?:			
Maint Fee Includes:	Gardening, Management, Snow removal				

Suite:
Basement: **Partly Finished**
Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **No**
or % of Rentals Allowed:
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	11'9 x 15'7	Above	Patio	9'1 x 8'8	1	Main	2	No
Main	Dining Room	8'6 x 9'8	Above	Storage	2'5 x 8'6	2	Above	5	Yes
Main	Kitchen	6'10 x 12'8	Below	Recreation Room	11'1 x 15'3	3	Above	3	No
Main	Eating Area	8'0 x 6'11	Below	Recreation Room	12' x 17'	4			
Main	Patio	20'9 x 14'1	Below	Laundry	11'2 x 9'0	5			
Above	Primary Bedroom	11'9 x 13'9	Below	Utility	9'1 x 5'6	6			
Above	Bedroom	11'9 x 9'5			x	7			
Above	Bedroom	8' x 10'3			x	8			

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

Desirable Canyon Heights! Nestled into the ideal, quiet-side location in this family friendly complex, with stunning Grouse mountain & courtyard views, this south-facing, sunny 3 bedroom, 2.5 bathroom townhouse is the ideal place to call home. With a functional layout & 2000 sqft, this home features many updates including a beautifully renovated kitchen & all 3 bathrooms. The open layout of the main floor walks out onto a large, south-facing private yard to savour the sunshine. With 3 bedrooms up you can enjoy your spacious primary suite with its spa-like ensuite, vaulted ceilings & in floor heating. Downstairs is the perfect recreation space with room for the entire family, guests & office space. Your own garage and tons of storage. Canyon Heights, École Cleveland & Handsworth Catchments.