Sold Date: If new, GST/HST inc?: Original Price: \$3,998,000 Meas. Type: Feet Bedrooms: 6 Approx. Year Built: 2012 Frontage(netres): 16.52 Full Baths: 5 Zoning: RSCH Prontage(netres): 10.52 Bathrooms: 6 Age: 11 Prontage(netres): 10.52 Full Baths: 5 Zoning: RSCH Depth / Size: Lot Area (sq.ft.): 10,250.00 Near Yard Exp: Weat For Tax Year: 2022 Prontage(netres): 0.24 P.I.D.: 009-915-885 Tax Inc. Utilities?: Tour: View: : : Complex/Subdiv: Forest Hills Firstere: Tour:		Bernadette Oakv Phone http://www.b	esented by: Dunniga vyn Realty Ltd. 278-835-0599 ernadettedunniga Dunniganhomes.	n.com	*	BERNA DEBOMA RELETA	
Baard: Y House/Single Family Protest thills IVV V7R 332 (CP) Weak: Type: Forest thills IVV Protage(freet): If new, GST/HST inc?: Original Price: 53,998,000 (CP) Sold Date: If new, GST/HST inc?: Original Price: 53,998,000 (CP) (SP) Forest splits IVV Y7R 332 Bathrooms: 6 Approx. Year Built: 2012 Forest splits IVV Forest splits IVV IVV 342 Bathrooms: 6 Approx. Year Built: 2012 Forest splits IVV Sold Date: If new, GST/HST inc?: Ouriginal Price: \$3,998,000 (CP) 2012 Forest splits IVV Your Splits IVV Forest Hills If complex/Subdiv: Forest Hills Forest Splits Tour: Tour: </th <th></th> <th>4125 LI</th> <th colspan="3">4125 LIONS AVENUE</th> <th colspan="2">Residential Detached</th>		4125 LI	4125 LIONS AVENUE			Residential Detached	
Work Single Family V/R 352 (SP) Virk 352 Virk 352 (SP) (SP) Sold Date: If new, GST/HST inc?: Original Price: \$3,998,000 Sold Date: If new, GST/HST inc?: Original Price: \$3,998,000 Frontage(netrss): 10.52 Full Baths: 5 Zoning: RSCH Frontage(netrss): 10.52 Full Baths: 5 Zoning: RSCH Det Area (3ar,1): 10,250.00 Rear Yard Exp: West For Tax Year:: 2022 Flood Plain: It Area (3ar,1): 10,250.00 Rear Yard Exp: West For Tax Year:: 2022 Style of Home: 2 Storey w/Bsmt. Complex/Subdiv: Forest Hills First Nation Reserve: Tour: Tour: Style of Home: 2 Storey w/Bsmt. Construction: Parking: Garage; Double Dist. to Public Transit: Dist. to School Bus:: 1 km Tour: Land Lease Expiry Year: Style of Home: 2 Storey w/Bsmt. Reno. Yra:: Property Disc.: Year: Property Disc.: Year: Parking: Garage; Double Dist. to School Bus:: 1 km Endmotectarin: Reno. Yra:: Reno. Yra:: Forestaria: It cond.:		North Vancouver				\$3,998,000 (LP)	
Sold Date: If new, GST/HST inc?: Original Price: \$3,998,000 Meas. Type: Feet Bedrooms: 6 Approx. Year Built: 2012 Meas. Type: Feet Bedrooms: 6 Approx. Year Built: 2012 Frontage(metres): 16.52 Full Baths: 5 Zoning: RSCH Experimentation Frontage(metres): 10,250.00 Half Baths: 1 Gross Taxes: \$1,172 Lot Area (sq.ft.): 10,250.00 Lot Area (sq.ft.): Note: PLD.: 009-915-885 Tax Inc. Utilities?: Tour: View: : Complex/Subdiv: Forest Hills First Nation Reserve: Sort Community, Electricity, Sanitary Sewer, Water Sold off Home: 2 Storey w/Bant. Construction: Frame - Wood Tax Inc. Utilities?: Tour: Frightace Fuel Mixed Complex/Subdiv: Forest Hills First Nation Reserve: Sort Community, Electricity, Sanitary Sewer, Water Sort Community, Electricity, Sanitary Sewer, Water Sort Complex/Subdiv: Dist. to School Bus: 1 km Freplace Civi: Natural Gas, Radiant R.L. Plumbing: Toul: Fore Privater Value: Dist. to School Bus: 1 km Freplace	2001011						(SP) M
Style of Home: 2 Storey w/Bsmt. Total Parking: 4 Covered Parking: 2 Parking Access: Parking Access: Front Construction: Frame - Wood Mixed Darking: Garage; Double Dist. to School Bus: 1 km Foundation: Concrete Perimeter Dist. to Public Transit: 1 block Dist. to School Bus: 1 km Renovations: Reno. Year: Property Disc.: Yes Freehold NonStrata Land Lease Expiry Year: Renovations: Reno. Year: Property Disc.: Yes Freehold NonStrata Land Lease Expiry Year: Fuel/Heating: Natural Gas, Radiant R.I. Plumbing: Fixtures Leased: No : Floor Finish: Hardwood, Mixed, Tile Legal: Lot 29 BLOCK 3 OF BLOCK X DISTRICT LOTS 577, 596 AND 597 PLAN 8857 Floor Finish: Hardwood, Mixed, Tile Amenities: Air Conditioning, Clothes Washer/Dryer, Dishwasher, Oven - Built In, Range Top, Refrigerator Floor Type Dimensions Floor Finished Floor (Main): 1,901 Hain Diming Room 119 x1378 Bowe Patio 13'4 x 3'7 Main Ding Room 119 x13718 Bowe Bathroom 10'5 x		Sold Date: Meas. Type: Frontage(feet) Frontage(metric Depth / Size: Lot Area (sq.ft Lot Area (acree Flood Plain: View: Complex/Subo First Nation Re Services Connet	Feet 54.20 res): 16.52 c.): 10,250.00 s): 0.24 iv: Forest Hills eserve: cted: Communi	Bedrooms: Bathrooms Full Baths: Half Baths: Rear Yard P.I.D.: ty, Electricity,	6 5 5 1 Exp: West 009-915-885 Sanitary Sewer, N	Approx. Year Bo Age: Zoning: Gross Taxes: For Tax Year: Tax Inc. Utilitie Tour: Water	\$3,998,000 uilt: 2012 11 RSCH \$14,754.2 2022
Amenities: Air Cond./Central, Garden, In Suite Laundry, Sauna/Steam Room Site Influences: Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Air Conditioning, Clothes Washer/Dryer, Dishwasher, Oven - Built In, Range Top, Refrigerator Finished Floor (Main): 2,004 Finished Floor (Above): Floor Type Dimensions Dimensions Bathroom Finished Floor (Main): 1,474 Main Floor Type Dimensions Dimensions Bathroom Finished Floor (Above): 1,474 Main Floor Type Dimensions Dimensions Bathroom Finished Floor (Above): 0 Main Main Living Room 12'9 x17'3 Above Above Patio 14'1 x 5'2 Floor Floor Finished Floor (Below): 0 Main Kitchen 11'11 x13'10 Bsmt Recreation Room 10'9 x 13'7 Above Above Finished Floor (Total): 5,379 sq. ft. Main Family Roan 17'7 x19'1 Bsmt Bsmt Bedroom 11'1 x 13'9 Above Below Jufinished Floor: 0 0 Main Laundry 10'11 x 11'10 Bsmt Bsmt Bedroom 11'6 x 11'6 Below Below <th>Exterior: Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 3 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt</th> <th>Rain Screen: Metered Water: R.I. Plumbing:</th> <th>Driveway Finish: Dist. to Public Tra Title to Land: F Property Disc.: Y Fixtures Leased: N Fixtures Rmvd:</th> <th>Asphalt nsit: 1 block reehold NonSt 'es lo : :</br></th> <th>rata</th> <th></th> <th></th>	Exterior: Mixed Foundation: Concrete Perimeter Renovations: # of Fireplaces: 3 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Natural Gas, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt	Rain Screen: Metered Water: R.I. Plumbing:	Driveway Finish: Dist. to Public Tra Title to Land: F Property Disc.: Y Fixtures Leased: N Fixtures Rmvd:	Asphalt nsit: 1 block reehold NonSt 	rata		
	Amenities: Air Cond./Central, Garden, Site Influences: Greenbelt, Private Setting, Features: Air Conditioning, Clothes W Finished Floor (Main): 2,004 Finished Floor (Above): 1,474 Finished Floor (Above): 1,474 Finished Floor (Below): 0 Finished Floor (Below): 0 Finished Floor (Total): 5,379 sq. ft. Jnfinished Floor: 0 Grand Total: 5,379 sq. ft. Fir Area (Det'd 2nd Res): sq. ft. Basement: Fully Finished	In Suite Laundry, Sauna/Ster Private Yard, Recreation Nea Vasher/Dryer, Dishwasher, Ov Floor Type Main Living Room Main Dining Room Main Family Room Main Eating Area Main Pantry Main Diffice Above Primary Bedroom Above Bedroom Above Bedroom Above Bedroom	rby, Shopping Ne yen - Built In, Rar Dimensions 12'9 x17'3 11'9 x13'8 11'11 x13'10 17'7 x19'11 4' x11'7 6'6 x5'8 10'11 x11'10 13'4 x13'9 n 15'9 x13'5 5'10 x17'7 11'10 x12'2 13'4 x10'9 11'9 x10'10	Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Jerator Type Patio Patio Recreation Room Recreation Room Media Room Bar Room Bar Room Bedroom Den Patio Patio	14'1 x 5'2 13'4 x 3'7 10'5 x 19'4 10'9 x 19'4 11'1 x 13'9 12'1 x 16'8 11'6 x 11'6 10'6 x 14' 14'7 x 11'4 13' x 8' 13'4 x 8'4 19'8 x 5'8	Main Above Above Above Below
Manuf Type: Registered in MHR?: PAD Rental: Crawl/Bsmt. Height: # of Levels: 3 MHR#: CSA/BCE: Maint. Fee: # of Kitchens: 1 # of Rooms: 25 ByLaw Restrictions: ByLaw Restrictions:	Crawl/Bsmt. Height: # of Levels: 3	MHR#:		in MHR?:			

Welcome to this exquisite 5400 sqft dream home situated on highly desire Lions Avenue in Forest Hills. With its flat, oversized 10,250 sqft lot & lush private greenbelt, you'll appreciate the seclusion & privacy it offers - a perfect oasis for all families. Step inside and take in the grandeur of this beautiful residence with its feature spiral staircase, air conditioning, engineered hardwood floors & oversized baseboard/crown mouldings. Enjoy a large office on the main floor plus formal living/dining room areas; your family will love gathering around the kitchen & family room which opens to an expansive backyard. Upstairs are 4 bedrooms including a luxurious primary suite. Downstairs is just as impressive with high ceilings, media rooms & large recroom, 2nd kitchen & separate entrance.