



Presented by:
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Active
R2821153
 Board: V
 House/Single Family

4125 LIONS AVENUE
 North Vancouver
 Forest Hills NV
 V7R 3S2

Residential Detached
\$3,998,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,998,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2012**
 Frontage(feet): **54.20** Bathrooms: **6** Age: **11**
 Frontage(metres): **16.52** Full Baths: **5** Zoning: **RSCH**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$14,754.22**
 Lot Area (sq.ft.): **10,250.00** Rear Yard Exp: **West** For Tax Year: **2022**
 Lot Area (acres): **0.24** P.I.D.: **009-915-885** Tax Inc. Utilities?:
 Flood Plain: View: : Tour:
 Complex/Subdiv: **Forest Hills**
 First Nation Reserve:
 Services Connected: **Community, Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Mixed** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **1 block** Dist. to School Bus: **1 km**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **Yes**
 # of Fireplaces: **3** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No**
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing: Floor Finish: **Hardwood, Mixed, Tile**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Legal: **LOT 29 BLOCK 3 OF BLOCK X DISTRICT LOTS 577, 596 AND 597 PLAN 8857**

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,474	Main	Living Room	12'9 x 17'3	Above	Patio	14'1 x 5'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'9 x 13'8	Above	Patio	13'4 x 3'7	Main 2
Finished Floor (Below):	0	Main	Kitchen	11'11 x 13'10	Bsmt	Recreation Room	10'5 x 19'4	Above 5
Finished Floor (Basement):	1,901	Main	Family Room	17'7 x 19'11	Bsmt	Recreation Room	10'9 x 13'7	Above 5
Finished Floor (Total):	5,379sq. ft.	Main	Eating Area	4' x 11'7	Bsmt	Recreation Room	11'1 x 13'9	Above 4
Unfinished Floor:	0	Main	Pantry	6'6 x 5'8	Bsmt	Media Room	12'1 x 16'8	Below 4
Grand Total:	5,379sq. ft.	Main	Laundry	10'11 x 11'10	Bsmt	Bar Room	11'6 x 11'6	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	13'4 x 13'9	Bsmt	Bedroom	10'6 x 14'	
		Above	Primary Bedroom	15'9 x 13'5	Bsmt	Bedroom	14'7 x 11'4	
		Above	Walk-In Closet	5'10 x 17'7	Bsmt	Den	13' x 8'	
		Above	Bedroom	11'10 x 12'2	Bsmt	Patio	13'4 x 8'4	
		Above	Bedroom	13'4 x 10'9	Main	Patio	19'8 x 5'8	
		Above	Bedroom	11'9 x 10'10			x	

Suite:
 Basement: **Full, Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **25**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

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.