



Presented by:
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Active
R2794393
 Board: V
 House/Single Family

3799 CALDER AVENUE
 North Vancouver
 Upper Lonsdale
 V7N 3S1

Residential Detached
\$3,498,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,498,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2012**
 Frontage(feet): **70.00** Bathrooms: **6** Age: **11**
 Frontage(metres): **21.34** Full Baths: **5** Zoning: **RSNQ**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$10,884.50**
 Lot Area (sq.ft.): **7,728.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.18** P.I.D.: **010-092-099** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas**
 Sewer Type: 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: **Wood** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **5 blocks** Dist. to School Bus: **2 blocks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: **Partly** Reno. Year: **2021** Property Disc.: **Yes**
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Tile, Carpet**
 Type of Roof: **Asphalt**

Legal: **LOT 14 BLOCK B DISTRICT LOT 785 PLAN 8396**

Amenities: **Air Cond./Central, Exercise Centre, In Suite Laundry**

Site Influences: **Greenbelt, Paved Road, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Storage Shed**

Finished Floor (Main):	1,725	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,299	Main	Living Room	14'11 x 16'4	Bsmt	Recreation Room	13'9 x 27'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 11'7	Bsmt	Recreation Room	13'3 x 11'4	Main 2
Finished Floor (Basement):	0	Main	Kitchen	14'11 x 16'4	Bsmt	Living Room	14'9 x 10'11	Above 5
Finished Floor (Basement):	1,725	Main	Family Room	22'8 x 14'5	Bsmt	Kitchen	7'5 x 15'6	Above 5
Finished Floor (Total):	4,749sq. ft.	Main	Eating Area	10'6 x 11'6	Bsmt	Bedroom	9'1 x 14'3	Above 4
Unfinished Floor:	0	Main	Laundry	14'3 x 7'4	Bsmt	Bedroom	10'3 x 9'8	Bsmt 4
Grand Total:	4,749sq. ft.	Main	Patio	23'8 x 11'10	Bsmt	Flex Room	20' x 7'	Bsmt 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	10'4 x 5'5	Bsmt	Storage	7'6 x 5'6	
		Above	Primary Bedroom	13'5 x 16'4				
		Above	Bedroom	13'1 x 11'8				
		Above	Bedroom	12'1 x 11'11				
		Above	Bedroom	11'11 x 11'9				
		Above	Walk-In Closet	8'4 x 7'4				

Suite: **Legal Suite** Manuf Type: Registered in MHR?: PAD Rental:
 Basement: **Fully Finished** MHR#: CSA/BCE: Maint. Fee:
 Crawl/Bsmt. Height: # of Levels: **3** ByLaw Restrictions:

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

Welcome to the dream home you've been waiting for. Situated on a peaceful cul-de-sac in prestigious Upper Lonsdale, this grand Noort residence is encircled by lush mature landscaping. Step inside and you'll appreciate the warm elegance of this perfect family-friendly floorplan. Gather around the expansive dream kitchen and family room, with miles of counter space on the huge island, endless storage, and new appliances. Enjoy formal living & dining rooms & office on the main. Upstairs offers 4 bedrooms, including an impressive primary suite with luxuriously reimagined ensuite bath + walk-in closet. Downstairs offers a recroom plus a legal 2 bedroom suite as well! Braemar French Immersion is just around the corner - making it ideal for young families! Come experience tranquil luxury today.