



Presented by:

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Active
R2801521
Board: V
House/Single Family

4125 LIONS AVENUE

North Vancouver
Forest Hills NV
V7R 3S2

Residential Detached

\$4,198,000 (LP)
(SP)



| | | |
|--|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$4,198,000 |
| 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: | | Tour: |
| View: : | | |
| 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.**
Construction: **Frame - Wood**
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**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 block** Dist. to School Bus: **1 km**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Tile**

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' | | |
| Suite: | | Above | Primary Bedroom | 15'9 x 13'5 | Bsmt | Bedroom | 14'7 x 11'4 | | |
| Basement:Full, Fully Finished | | 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 | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | Registered in MHR?: | | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 25 | 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.