



Presented by:
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Active
R2827721
Board: V
House/Single Family

4563 CEDARCREST AVENUE

North Vancouver
Canyon Heights NV
V7R 3R2

Residential Detached

\$2,549,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,549,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1955
Frontage(feet): 60.00	Bathrooms: 4	Age: 68
Frontage(metres): 18.29	Full Baths: 4	Zoning: RSCH
Depth / Size: 140	Half Baths: 0	Gross Taxes: \$7,542.35
Lot Area (sq.ft.): 8,400.00	Rear Yard Exp: West	For Tax Year: 2022
Lot Area (acres): 0.19	P.I.D.: 010-261-222	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: Mountains		
Complex/Subdiv: Canyon Heights		
First Nation Reserve:		
Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple		
Exterior: Brick, Stucco, Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 Block	Dist. to School Bus: 2 Blocks	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations: Partly	Property Disc.: Yes		
# of Fireplaces: R.I.	Fixtures Leased: No		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Baseboard, Electric			
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Floor Finish: Laminate, Tile		
Type of Roof: Asphalt			

Legal: **LOT 25 BLOCK 11 DISTRICT LOT 595 PLAN 8128**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Paved Road, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,294	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	10'2 x 11'7	Bsmt	Patio	21'9 x 22'2	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	9'1 x 15'11			x	Main	3
Finished Floor (Below):	0	Main	Dining Room	11'1 x 10'4			x	Main	3
Finished Floor (Basement):	886	Main	Primary Bedroom	14'10 x 9'11			x	Bsmt	3
		Main	Bedroom	10'5 x 12'4			x	Bsmt	3
Finished Floor (Total):	2,180sq. ft.	Main	Bedroom	9'1 x 10'1			x		
Unfinished Floor:	0	Main	Patio	10'7 x 11'4			x		
Grand Total:	2,180sq. ft.	Bsmt	Living Room	13'4 x 9'5			x		
		Bsmt	Eating Area	12'7 x 13'4			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	12'4 x 11'4			x		
		Bsmt	Walk-In Closet	6'0 x 3'9			x		
Suite:		Bsmt	Bedroom	13'9 x 7'11			x		
Basement:Fully Finished		Bsmt	Walk-In Closet	5'3 x 3'6			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 14	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

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

Introducing the perfect family home in Canyon Heights! This amazing transformation will take your breath away with its beautiful renovation and modern style. Perfect for a family or downsizers who want to experience the best of North Vancouver's natural outdoor lifestyle, this 5 bedroom, 4 bathroom (3 bedrooms up & 2 down) home is move-in ready! You'll love the mountain views through large windows and bright, open concept living spaces. The stunning white kitchen features gas cooking and a magnificent waterfall island - perfect for entertaining! Just steps from Canyon Heights Elementary & Handsworth Secondary Schools. The private 8400 sqft lot that offers plenty of room to play outdoors & entertain, this home is ideal for those seeking space, peace and tranquility in nature.