



Presented by:  
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**Active**  
**R2848310**  
 Board: V  
 House/Single Family

**4563 CEDARCREST AVENUE**  
 North Vancouver  
 Canyon Heights NV  
 V7R 3R2

Residential Detached  
**\$2,398,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,398,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1955**  
 Frontage(feet): **60.00** Bathrooms: **4** Age: **69**  
 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.**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Stucco, Wood**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year: **2022**  
 # of Fireplaces: R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: Metered Water:  
 Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**  
 Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Laminate, Tile**

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
Finished Floor (Total):	2,180sq. ft.	Main	Bedroom	10'5 x 12'4			x	Bsmt 3
Unfinished Floor:	0	Main	Bedroom	9'1 x 10'1			x	
Grand Total:	2,180sq. ft.	Main	Patio	10'7 x 11'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	13'4 x 9'5			x	
Suite:		Bsmt	Eating Area	12'7 x 13'4			x	
Basement: Fully Finished		Bsmt	Bedroom	12'4 x 11'4			x	
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Walk-In Closet	6'0 x 3'9			x	
# of Kitchens: 1	# of Rooms: 14	Bsmt	Bedroom	13'9 x 7'11			x	
		Bsmt	Walk-In Closet	5'3 x 3'6			x	
		Manuf Type:	Registered in MHR?:		PAD Rental:			
		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 & easy to suite! You'll love the mountain views through large windows & 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.**