

Active
R2856980
 Board: V, Attached
 Townhouse

16 3750 EDMONTON BOULEVARD

North Vancouver
 Edgemont
 V7R 2P8

\$2,298,000 (LP)
 (SP)



DOM: **0** List Date: **3/7/2024** Expiry Date: **5/7/2024**
 Prev. **\$0** Original Price: **\$2,298,000** Sold Date:
 Meas. Type: If new,GST/HST inc?: Approx. Year Built: **2005**
 Frontage (feet): Bedrooms: **4** Age: **19**
 Frontage (metres): Bathrooms: **4** Zoning: **RM2**
 Depth/Size: Full Baths: **3** Gross Taxes: **\$8,092.20**
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2023**
 Flood Plain: P.I.D.: **026-293-463** Tax Inc. Utilities?:
 View: : Tour:
 Complex / Subdiv: **The Manor at Edgemont**
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly** Reno. Year: **2020**
 #of Fireplaces: **2** R.I. Fireplaces: Rain Screen: **Full**
 Fireplace Fuel: **Gas - Natural** Metered Water:
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Patio(s)** Fixtures Rmvd: :
 Type of Roof: **Asphalt** Floor Finish: **Hardwood, Carpet**

Legal: **STRATA LOT 16, PLAN BCS1296, DISTRICT LOT 601, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V** Municipal Charges
 Amenities: **Garden, In Suite Laundry, Storage** Garbage:
 Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Ski Hill Nearby** Water:
 Features: **Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator, Vacuum - Built In** Dyking:
 Sewer:
 Other:

Finished Floor (Main): **964** Units in Development: **60** Tot Units in Strata: **60** Locker:
 Finished Floor (Above): **1,274** Exposure: Storeys in Building:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **Pacific Quorum Properties Inc.** Mgmt. Co's #: **604-685-3828**
 Finished Floor (Below): **0** Maint Fee: **\$674.50** Council/Park Apprv:
 Finished Floor (Basement): **958** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Snow removal**
 Finished Floor (Total): **3,196sq. ft.** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns** # of Pets: **2** Cats: **Yes** Dogs: **Yes**
 Unfinished Floor: **0** Restricted Age: Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Grand Total: **3,196sq. ft.** # or % of Rentals Allowed: Short Term Lse-Details:
 Suite: Basement: **Fully Finished** # of Levels: **3** # of Rooms: **15**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	18' x 12'3	Above	Bedroom	10'7' x 15'5	1	Main	2	No
Main	Dining Room	14'6 x 10'3	Above	Bedroom	10'6 x 11'5	2	Above	5	Yes
Main	Kitchen	8'5 x 16'8	Above	Laundry	5' x 9'4	3	Above	4	No
Main	Family Room	13'1 x 11'1	Bsmt	Recreation Room	15'5 x 23'5	4	Bsmt	4	No
Main	Den	5'11 x 6'1	Bsmt	Recreation Room	20'9 x 13'3	5			
Main	Foyer	10'11 x 4'6	Bsmt	Storage	13'8 x 6'9	6			
Above	Primary Bedroom	12'3 x 17'6	Bsmt	Bedroom	12'0 x 12'0	7			
Above	Walk-In Closet	6'10 x 8'5			x	8			

List Broker 1: **Oakwyn Realty Ltd. - OFC: 604-630-7233** List Broker 3:
 List Desig Agt 1: **Bernadette Dunnigan PREC* - Phone: 778-835-0599** **Bernadette@Dunniganhomes.com**
 List Broker 2: **3** Appointments: **Touchbase**
 List Desig Agt 2: **3** Call: **TB**
 Buyer's Broker 1: **3** Phone: **778-835-0599**
 Buyer's Agent 1: **2** 3:
 Owner: **MARGARET AGNES MCALPINE KENNEDY**
 Commission: **3.22% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE.** Occupancy: **Owner**

Realtor **Floorplan by Optimum floor plan designs and differs from Strata plan Sqft. *Team Disclosure must be included with offers.* Touchbase for**
 Remarks: **showings. Contact Bernadette for offers. Please allow 24 hours for offer acceptance. Open House: Saturday March 9th, 1pm-3pm and Sunday March 10th, 2pm- 4pm.**

The Manor at Edgemont, a premier enclave offering unparalleled space, privacy & quality. Just steps from Edgemont Village & scenic trails, this BEAUTIFULLY UPDATED 3-bed, 3.5-bath, 3200 sqft, duplex-style townhouse combines house-like advantages with turnkey ease. Enjoy a large outdoor space & a convenient double garage. Revel in an open design, oversized windows, soaring high ceilings & a STUNNING, RENOVATED main floor, gourmet kitchen boasting CUSTOM walnut MILLWORK, waterful island, solid quartz counters & backsplash, & gorgeous wide plank oak floors. The lavish primary suite includes a spa-like ensuite, 2 more bedrooms, elegant bath & proper laundry grace the top floor. The basement boasts versatility, storage, rec room, guest suite & full bath. Experience luxury in a coveted locale.