



Presented by:

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Dunnigan Homes Real Estate Group

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**Active**  
**R2846751**  
Board: V  
House/Single Family

## 3726 NORWOOD AVENUE

North Vancouver  
Upper Lonsdale  
V7N 3P9

Residential Detached

**\$1,999,800** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,999,800</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1954</b>
Frontage(feet): <b>71.00</b>	Bathrooms: <b>1</b>	Age: <b>70</b>
Frontage(metres): <b>21.64</b>	Full Baths: <b>1</b>	Zoning: <b>RSNQ</b>
Depth / Size: <b>101ft</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,460.66</b>
Lot Area (sq.ft.): <b>7,242.00</b>	Rear Yard Exp:	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>009-931-503</b>	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: <b>Yes: South facing, Ocean and City</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>1 Storey</b>	Total Parking: <b>4</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete Frame, Frame - Wood</b>	Parking: <b>Carport; Single, Open</b>		
Exterior: <b>Other, Wood</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>4 blocks</b>	Dist. to School Bus: <b>350m</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>1</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Wood</b>	Fixtures Rmvd: <b>:</b>		
Fuel/Heating: <b>Forced Air</b>	Floor Finish: <b>Hardwood, Vinyl/Linoleum, Carpet</b>		
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Other</b>			

Legal: **LOT 4 OF LOT 12 BLOCK B DISTRICT LOT 2026 PLAN 8787**

Amenities: **Garden, In Suite Laundry**  
Site Influences: **Greenbelt, Paved Road, Private Yard**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,379	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'1 x 12'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'3 x 10'2			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'11 x 12'5			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	12'0 x 16'8			x	
Finished Floor (Total):	1,379sq. ft.	Main	Bedroom	12'9 x 9'11			x	
Unfinished Floor:	328	Main	Bedroom	9'8 x 9'10			x	
Grand Total:	1,707sq. ft.	Main	Laundry	10'5 x 6'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	3'10 x 8'4			x	
		Main	Foyer	5'2 x 13'6			x	
							x	
							x	
							x	
Suite:							x	
Basement: <b>None</b>							x	
Crawl/Bsmt. Height:	# of Levels: <b>1</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

**Located in desirable Upper Lonsdale, this 3 bedroom rancher offers ocean views and a sun drenched lot with mature landscaping. The home boasts great bones and is waiting for your personal touch to make it your own. Alternatively, you could build your dream home on this prime sun-filled, southwest facing lot, which enjoys spectacular sunset views. Just blocks away from Braemar Elementary School, which offers late French immersion, this property is perfect for families looking to settle down in a quiet and family-friendly neighbourhood. Don't miss the opportunity to own a piece of Upper Lonsdale's coveted real estate!**