



Presented by:
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Active
R2850781
 Board: V
 House/Single Family

3995 CAPILANO ROAD
 North Vancouver
 Edgemont
 V7R 4J3

Residential Detached
\$2,838,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,838,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1974
Frontage(feet): 70.00	Bathrooms: 3	Age: 50
Frontage(metres): 21.34	Full Baths: 2	Zoning: RS3
Depth / Size:	Half Baths: 1	Gross Taxes: \$7,587.79
Lot Area (sq.ft.): 14,200.00	Rear Yard Exp: West	For Tax Year: 2023
Lot Area (acres): 0.33	P.I.D.: 007-755-813	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Capilano River		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey, Reverse 2 Storey	Total Parking: 3 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple
Exterior: Fibre Cement Board	Driveway Finish: Asphalt
Foundation: Concrete Perimeter	Dist. to Public Transit: near Dist. to School Bus: 1 block
Renovations: Completely	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air	Fixtures Rmvd: :
Outdoor Area: Balcony(s), Balcny(s) Patio(s) Dck(s), Sundeck(s)	Floor Finish: Hardwood, Tile
Type of Roof: Metal	

Legal: **LOT 1 OF LOT L BLOCK 25 DISTRICT LOT 601 PLAN 14835**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Finished Floor (Main):	1,481	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,576	Main	Living Room	18'1 x 19'1	Above	Patio	16'1 x 10'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'7 x 16'0	Above	Patio	20'4 x 5'2	Main 2
Finished Floor (Below):	0	Main	Kitchen	15'3 x 16'9	Above	Patio	16'2 x 10'2	Above 5
Finished Floor (Basement):	0	Main	Laundry	13'6 x 7'8	Above	Patio	10'3 x 4'10	Above 4
Finished Floor (Total):	3,057 sq. ft.	Main	Utility	10'8 x 6'7	Above	Foyer	8'4 x 13'5	
Unfinished Floor:	0	Main	Storage	14'3 x 5'7	Above	Storage	7'2 x 4'7	
Grand Total:	3,057 sq. ft.	Main	Patio	14' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	14' x 10'			x	
		Above	Primary Bedroom	25'5 x 11'11			x	
		Above	Walk-In Closet	14'4 x 6'0			x	
		Above	Bedroom	14'7 x 11'11			x	
		Above	Bedroom	11'6 x 11'11			x	
		Above	Bedroom	10'11 x 13'5			x	

Suite:	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: None	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	# of Levels: 2		
# of Kitchens: 1	# of Rooms: 19	ByLaw Restrictions:	

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

This EXTRAORDINARY property provides a stunning, contemporary home on a lavish 14,200 sqft (.33 acres) of private property, with STUNNING west-facing RIVER VIEWS. The renovation transformed the interior & exterior of the home into a modern West Coast style, with an emphasis on luxe, natural finishes & open concept living, creating a magical estate-like property. Overlooking the majestic Capilano River, this home offers a peaceful & tranquil lifestyle. 4 bedrooms on one level includes a breathtaking primary suite & dream ensuite overlooking the privacy of the Canyon. All other bedrooms also take full advantage of the privacy & views. The open kitchen & living space blend into the outdoors. Enjoy a flat grass yard, multiple patios & sundecks to take in the river views & soak up the sunshine.