



Presented by:
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Active
R2874955

Board: V
Townhouse

12 3750 EDMONTON BOULEVARD

North Vancouver
Edgemont
V7R 2P8

Residential Attached

\$2,419,000 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$2,419,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2005**
Frontage(feet): _____ Bathrooms: **4** Age: **19**
Frontage(metres): _____ Full Baths: **3** Zoning: **RM2**
Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$8,097.65**
Sq. Footage: **0.00** P.I.D.: **026-293-421** For Tax Year: **2024**
Flood Plain: _____ View: _____ Tax Inc. Utilities?: _____
Complex / Subdiv: **The Manor** Tour: _____
First Nation _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: _____ Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: **Full**
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **220m** Dist. to School Bus: **1km**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **STRATA LOT 12 DISTRICT LOT 601 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1296 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Ski Hill Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main): **964**
Finished Floor (Above): **1,264**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **950**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,178 sq. ft.**
Unfinished Floor: **0**
Grand Total: **3,178 sq. ft.**

Units in Development: **60** Tot Units in Strata: **60** Locker: _____
Exposure: _____ Storeys in Building: **3**
Mgmt. Co's Name: **Pacific Quorum** Mgmt. Co's #: _____
Maint Fee: **\$701.88** Council/Park Apprv?: _____
Maint Fee Includes: **Electricity, Garbage Pickup, Gardening, Management, Snow removal**

Suite: _____
Basement: **Fully Finished**
Crawl/Bsmt. Ht: _____ # of Levels: **3**
of Kitchens: **1** # of Rooms: **14**

Bylaws Restrictions: **Pets Allowed, Rentals Allwd w/Restrctns**
Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: _____
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'8 x 4'9	Above	Bedroom	10'9 x 11'4	1	Main	2	No
Main	Living Room	18'0 x 12'5	Above	Laundry	5'1 x 9'3	2	Above	5	Yes
Main	Dining Room	14'7 x 10'5	Below	Bedroom	18'6 x 11'10	3	Above	4	No
Main	Kitchen	8'8 x 17'0	Below	Recreation Room	15'5 x 22'11	4	Below	3	No
Main	Family Room	12'11 x 11'11	Below	Storage	13'8 x 6'8	5			
Above	Primary Bedroom	12'4 x 17'6	Main	Pantry	6'1 x 5'11	6			
Above	Walk-In Closet	6'9 x 8'9			x	7			
Above	Bedroom	10'7 x 15'4			x	8			

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

This exquisitely updated, 3000 sqft half-duplex style townhouse offers the size & feel of a detached home with the convenience of turnkey living in Edgemont Village. Featuring high-ceilings, an open concept layout with hardwood floors, a stunning redesigned kitchen equipped with high-end Miele appliances, & a convenient walk-in pantry. Step outside through double French doors to a serene private patio with gas hookup. Enjoy 3 spacious bedrooms up, including a large primary suite with walk-in closet, spa-like ensuite, & a secluded outlook offering unmatched privacy. The attached double garage by Garage Guru, features epoxy floors & a vast amount of built-in storage. Enjoy AC, a basement with space for a media room/gym plus bedroom & bath. Elevate your lifestyle in this exceptional space.