

Presented by:

Bernadette Dunnigan PREC*

Dunnigan Homes Real Estate Group

Oakwyn Realty Ltd. Phone: 778-835-0599 http://www.bernadettedunnigan.com Bernadette@Dunniganhomes.com



R2874955

Board: V

12 3750 EDGEMONT BOULEVARD

North Vancouver

Edgemont V7R 2P8

\$2,419,000 (LP) 🔯

Dist. to School Bus: 1km

60

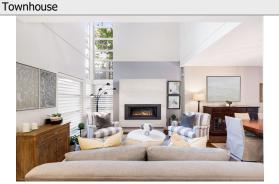
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Locker:

Cats: Yes Dogs: Yes

Residential Attached

(SP) M



Sold Date: If new,GST/HST inc?: Original Price: \$2,419,000 Bedrooms: 4 Meas. Type: Feet Approx. Year Built: 2005 Frontage(feet): Bathrooms: 4 19 Age: Full Baths: 3 Frontage(metres): Zoning: RM₂ Half Baths: Depth / Size (ft.): \$8,097.65 **Gross Taxes:**

Sq. Footage: 0.00 2024 For Tax Year:

Flood Plain: P.I.D.: 026-293-421 Tax Inc. Utilities?:

View: Tour:

Complex / Subdiv: The Manor

First Nation

Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Water Supply: City/Municipal Sewer Type:

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood Mixed, Stucco Exterior:

Foundation: **Concrete Perimeter**

Renovations:

Partly

R.I. Fireplaces: # of Fireplaces: 1

Fireplace Fuel: Gas - Natural Baseboard, Forced Air, Natural Gas

Fuel/Heating: Outdoor Area:

Type of Roof: Asphalt Total Parking: 2 Covered Parking: 2 Parking Access: Front

Parking: Garage; Double Dist. to Public Transit: 220m

Title to Land: Freehold Strata Property Disc.: Yes

Fixtures Leased:

Full Fixtures Rmvd:

> Floor Finish: Hardwood, Wall/Wall/Mixed

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 Legal:

Amenities: Garden, In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Ski Hill Nearby

Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator Features:

Finished Floor (Main): 964 Units in Development: 60 Tot Units in Strata: Finished Floor (Above): 1,264 Exposure: Storeys in Building: Finished Floor (AbvMain2): 0 Mgmt. Co's Name: Pacific Quorum Mgmt. Co's #: Finished Floor (Below): 950 Council/Park Apprv?: Maint Fee: \$701.88 Finished Floor (Basement): O Maint Fee Includes: Electricity, Garbage Pickup, Gardening, Management, Snow removal

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Finished Floor (Total): 3,178 sq. ft.

Unfinished Floor:

Grand Total: 3,178 sq. ft.

Suite:

Basement: Fully Finished Crawl/Bsmt. Ht: # of Levels: 3 # of Kitchens: 1 # of Rooms: 14 Bylaws Restrictions: Pets Allowed, Rentals Allwd w/Restrctns

of Pets: 2 Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: No

Short Term Lse-Details:

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

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.