



Presented by:

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Dunnigan Homes Real Estate Group

Oakwyn Realty Ltd.

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**Active**  
**R2867490**

Board: V  
House/Single Family

## 5005 REDONDA DRIVE

North Vancouver  
Canyon Heights NV  
V7R 3K1

Residential Detached

**\$2,659,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,659,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1967</b>
Frontage(feet): <b>220.00</b>	Bathrooms: <b>4</b>	Age: <b>57</b>
Frontage(metres): <b>67.06</b>	Full Baths: <b>2</b>	Zoning: <b>RS3</b>
Depth / Size: <b>129</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$8,387.92</b>
Lot Area (sq.ft.): <b>9,030.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.21</b>	P.I.D.: <b>008-891-435</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>Water Supply: City/Municipal</b>		

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas, Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Add. Parking Avail., Carport; Multiple**  
Driveway Finish:  
Dist. to Public Transit: **450m** Dist. to School Bus: **1km**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Carpet**

Legal: **LOT 14 BLOCK Y DISTRICT LOT 579 PLAN 12451**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,799	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	8'3 x 19'2	Below	Laundry	10'11 x 7'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Mud Room	5'0 x 8'1	Below	Flex Room	7'8 x 6'4	Main 2
Finished Floor (Below):	1,649	Main	Living Room	16'8 x 14'1	Below	Workshop	13'5 x 13'4	Main 4
Finished Floor (Basement):	0	Main	Dining Room	11'6 x 14'1			x	Main 4
Finished Floor (Total):	3,448sq. ft.	Main	Kitchen	11'2 x 10'9			x	Main 2
Unfinished Floor:	0	Main	Eating Area	9'4 x 10'8			x	
Grand Total:	3,448sq. ft.	Main	Primary Bedroom	15'2 x 14'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	9'7 x 14'2			x	
Suite:		Main	Bedroom	9'3 x 10'8			x	
Basement: <b>Fully Finished</b>		Below	Family Room	19'10 x 13'4			x	
		Below	Bedroom	11'8 x 13'5			x	
		Below	Bedroom	18'4 x 9'2			x	
		Below	Office	10'0 x 13'4			x	

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**Nestled within prestigious Canyon Heights & near Handsworth Secondary catchments, this beautifully updated 5 bedroom, 3.5 bathroom family home blends comfort with spaciousness across 3500 sqft on a lush 9030 sqft lot. The entrance features vaulted ceilings, skylights, and a functional mudroom. Enjoy the white, light-filled eat-in kitchen. The floorplan flows to the dining & living rooms, which features a warm fireplace & deck to access the STUNNING VIEWS. Wake to serene backyard views, Stanley Park, & Lions Gate Bridge in the primary suite. 3 bedrooms on the main floor, plus 2 bedrooms, an office, rec room, workshop, and storage below, versatility abounds—potential for a separate suite! The enchanting home provides a private tranquil backyard and embodies pride of ownership. Welcome Home!**