



Presented by:

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Active
R2936038

Board: V
House/Single Family

5620 EAGLE COURT

North Vancouver
Grouse Woods
V7R 4T9

Residential Detached

\$2,198,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,198,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1987
Frontage(feet): 50.00	Bathrooms: 3	Age: 37
Frontage(metres): 15.24	Full Baths: 2	Zoning: RM2
Depth / Size: 105	Half Baths: 1	Gross Taxes: \$8,305.72
Lot Area (sq.ft.): 5,221.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.12	P.I.D.: 006-485-839	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Mountains Sunset		
Complex/Subdiv: Grousewoods		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **550m** 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, Mixed**

Legal: **STRATA LOT 28, PLAN VAS1276, DISTRICT LOT 591, NEW WESTMINSTER LAND DISTRICT, & DL 592, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

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

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove**

Finished Floor (Main):	1,198	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	909	Above	Living Room	14'0 x 14'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	9'4 x 14'5			x	Above 2
Finished Floor (Below):	134	Above	Kitchen	21'8 x 11'0			x	Main 5
Finished Floor (Basement):	0	Above	Family Room	10'11 x 12'5			x	Main 4
Finished Floor (Total):	2,241 sq. ft.	Main	Primary Bedroom	19'5 x 12'7			x	
Unfinished Floor:	0	Main	Walk-In Closet	12'1 x 8'3			x	
Grand Total:	2,241 sq. ft.	Main	Bedroom	10'5 x 8'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8'11 x 12'5			x	
Suite:		Main	Bedroom	12'6 x 9'0			x	
Basement: Fully Finished		Main	Foyer	4'7 x 7'0			x	
		Below	Mud Room	3'8 x 9'9			x	
		Below	Laundry	7'2 x 4'11			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to 5620 Eagle Court, a sun-filled home that connects you with nature from dawn to dusk. Set on a quiet cul-de-sac, this updated home offers space to relax and entertain, with an open-concept layout and four bedrooms on one level. The private backyard is perfect for nature lovers, featuring an outdoor kitchen, garden, lounge area, and direct access to Grouse Mountain hiking trails. Enjoy modern comforts like radiant heated floors, hot water-on-demand, solid white oak flooring, two gas fireplaces, and updated kitchen and baths. A large crawlspace provides plenty of storage for your outdoor gear. Relax on the patio or enjoy sunsets from the terrace. Walk to the ski hill and embrace the perfect blend of nature, comfort, and style.