



Presented by:
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**Active****R2981548**

Board: V

House/Single Family

5620 EAGLE COURT

North Vancouver
 Grouse Woods
 V7R 4T9

Residential Detached

\$2,098,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,098,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1987**
 Frontage(feet): **50.00** Bathrooms: **3** Age: **38**
 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: [Virtual Tour URL](#)
 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 x14'5			x	Floor
Finished Floor (AbvMain2):	0	Above	Dining Room	9'4 x14'5			x	#Pcs
Finished Floor (Below):	134	Above	Kitchen	21'8 x11'0			x	Above
Finished Floor (Basement):	0	Above	Family Room	10'11 x12'5			x	2
		Main	Primary Bedroom	19'5 x12'7			x	Main
Finished Floor (Total):	2,241sq. ft.	Main	Walk-In Closet	12'1 x8'3			x	5
Unfinished Floor:	0	Main	Bedroom	10'5 x8'11			x	Main
Grand Total:	2,241sq. ft.	Main	Bedroom	8'11 x12'5			x	4
		Main	Bedroom	12'6 x9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	4'7 x7'0			x	
		Below	Mud Room	3'8 x9'9			x	
Suite:		Below	Laundry	7'2 x4'11			x	
Basement:Fully Finished				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.
Open House: Saturday, March 29th 2:00-4:00pm