



Presented by:  
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**Active**  
**R2935396**  
 Board: V  
 House/Single Family

**4825 SKYLINE DRIVE**  
 North Vancouver  
 Canyon Heights NV  
 V7R 3J2

Residential Detached  
**\$4,788,000** (LP)  
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$4,788,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2010**  
 Frontage(feet): **0.00** Bathrooms: **6** Age: **14**  
 Frontage(metres): Full Baths: **5** Zoning: **RS3**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$14,699.94**  
 Lot Area (sq.ft.): **7,156.00** Rear Yard Exp: **Southwest** For Tax Year: **2024**  
 Lot Area (acres): **0.16** P.I.D.: **010-093-656** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: Panoramic Ocean, Lions Gate**  
 Complex/Subdiv: **Canyon Heights**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Fibre Cement Board, Other, Stone**  
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year:  
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen:  
 Fireplace Fuel: **Natural Gas** Metered Water:  
 Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing:  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit: **close** Dist. to School Bus: **1.5 km**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 19, BLOCK C, PLAN VAP8399, DISTRICT LOT 578, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, In Suite Laundry**

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed**  
 Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Oven - Built In, Range Top, Refrigerator, Security System, Vacuum - Built In**

Finished Floor (Main):	1,561	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,360	Main	Living Room	16'1 x 15'10	Below	Living Room	17'1 x 13'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'6 x 14'11	Below	Kitchen	20'2 x 8'9	Main	2
Finished Floor (Below):	1,561	Main	Family Room	17'8 x 13'7	Below	Recreation Room	15'1 x 15'1	Above	5
Finished Floor (Basement):	0	Main	Kitchen	20'10 x 13'5	Below	Bar Room	11'8 x 10'7	Above	4
Finished Floor (Total):	4,482sq. ft.	Main	Laundry	9'1 x 7'4	Below	Bedroom	13'4 x 11'4	Above	4
Unfinished Floor:	0	Main	Den	13'3 x 10'10	Below	Bedroom	11'8 x 10'5	Below	4
Grand Total:	4,482sq. ft.	Main	Foyer	11'1 x 7'5			x	Below	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	16'10 x 15'4			x		
Suite: <b>Legal Suite</b>		Above	Walk-In Closet	9'3 x 7'0			x		
Basement: <b>Full</b>		Above	Bedroom	11'1 x 14'10			x		
		Above	Bedroom	13'3 x 10'11			x		
		Above	Bedroom	11'11 x 14'0			x		
		Above	Walk-In Closet	4'11 x 4'9			x		

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **2** # of Rooms: **19** MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

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

**Enjoy privacy and stunning PANORAMIC SOUTHWEST OCEAN VIEWS with this ideal family-friendly floor plan, located within the coveted Handsworth school catchment. The home offers 4 bedrooms upstairs, a dedicated office on the main floor, and an open-concept kitchen with a spacious island and high-end appliances. The flat, grassy backyard with an irrigation system is perfect for outdoor play, and nearby trails offer endless outdoor adventures. The beautiful primary suite features high ceilings, a walk-in closet, and incredible views. The walk-out basement includes a two-bedroom legal suite, media room, and bar. Enjoy a seamless indoor-outdoor lifestyle with a stunning outdoor kitchen and built-in BBQ.**