



Presented by:  
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**Active** **R2983778** **3955 HIGHLAND BOULEVARD** Residential Detached  
 Board: V North Vancouver **\$2,495,000** (LP)  
 House/Single Family Forest Hills NV (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,495,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1952**  
 Frontage(feet): **21.33** Bathrooms: **2** Age: **73**  
 Frontage(metres): **6.50** Full Baths: **2** Zoning: **RSH**  
 Depth / Size: **39.34** Half Baths: **0** Gross Taxes: **\$7,897.58**  
 Lot Area (sq.ft.): **10,080.00** Rear Yard Exp: For Tax Year: **2024**  
 Lot Area (acres): **0.23** P.I.D.: **010-602-941** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: ;  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **3** Covered Parking: **1** Parking Access: **Front, Rear**  
 Construction: **Frame - Wood** Driveway Finish: **Asphalt**  
 Exterior: **Stucco, Wood** Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Property Disc.: **Yes** Land Lease Expiry Year:  
 Renovations: Reno. Year: Fixtures Leased: **No**  
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Metered Water:  
 Fireplace Fuel: **Wood** R.I. Plumbing:  
 Fuel/Heating: **Natural Gas** Fixtures Rmvd: ;  
 Outdoor Area: **Fenced Yard** Floor Finish: **Hardwood, Carpet**  
 Type of Roof: **Asphalt**

Legal: **LOT 2, BLOCK 21, PLAN VAP7512, DISTRICT LOT 598T0601, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Finished Floor (Main):	1,358	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	21'8 x 14'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'8 x 10'0			x	Main 5
Finished Floor (Below):	1,358	Main	Kitchen	8'10 x 10'0			x	Below 4
Finished Floor (Basement):	0	Main	Primary Bedroom	14'4 x 12'2			x	
Finished Floor (Total):	2,716sq. ft.	Main	Bedroom	11'0 x 12'2			x	
Unfinished Floor:	0	Main	Bedroom	10'4 x 12'2			x	
Grand Total:	2,716sq. ft.	Below	Recreation Room	20'9 x 13'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'5 x 14'9			x	
Suite:		Below	Bedroom	13'5 x 13'10			x	
Basement: <b>Fully Finished</b>		Below	Laundry	11'8 x 8'5			x	
		Below	Flex Room	14'4 x 9'4			x	
		Below	Mud Room	10'7 x 8'0			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2** Registered in MHR?: PAD Rental:  
 # of Kitchens: **1** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

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

**Rare Opportunity in Edgemont Village! Set back on Highland behind mature privacy hedges, this quiet and peaceful 5-bedroom home fronts onto Sunnycrest as well. Offering 2716 sqft, the home features 3 bedrooms on the main level, plus 2 bedrooms and a large rec room below—ideal for a growing family or suite potential. The oversized, flat 10,200 sqft lot is perfect for building your dream home to potentially front onto Sunnycrest! (Confirm with DNV.) Build, renovate, or invest—endless potential. Located in the highly sought-after Highlands and Handsworth catchments, this property offers excellent upside. Don't miss this incredible chance to own in one of North Vancouver's most desirable neighbourhoods! Open House: Sunday, April 6, 2-4pm**