



Presented by:
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**Active****R3027239**

Board: V

House/Single Family

2553 WESTERN AVENUE

North Vancouver
 Upper Lonsdale
 V7N 3L2

Residential Detached

\$3,738,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,738,000**
 Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **2017**
 Frontage(feet): **57.00** Bathrooms: **8** Age: **8**
 Frontage(metres): **17.37** Full Baths: **7** Zoning: **RS-1**
 Depth / Size: **142** Half Baths: **1** Gross Taxes: **\$11,528.40**
 Lot Area (sq.ft.): **8,150.00** Rear Yard Exp: **West** For Tax Year: **2024**
 Lot Area (acres): **0.19** P.I.D.: **009-529-560** Tax Inc. Utilities?:
 Flood Plain: Tour: [Virtual Tour URL](#)
 View: **Yes: Some ocean view on upper level**
 Complex/Subdiv:
 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: **Stucco**
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **6** Covered Parking: **3** Parking Access: **Lane, Rear**
 Parking: **Carport; Multiple, Garage; Triple**
 Driveway Finish:
 Dist. to Public Transit: **200m** Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT B, BLOCK 228, PLAN VAP10042, DISTRICT LOT 545, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,919	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,522	Main	Living Room	19'9 x 17'2	Above	Bedroom	12'10 x 13'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'0 x 11'4	Below	Recreation Room	21'0 x 19'0	Main	2
Finished Floor (Below):	0	Main	Family Room	17'0 x 16'0	Below	Bedroom	14'8 x 11'10	Main	4
Finished Floor (Basement):	1,914	Main	Kitchen	16'0 x 12'0	Below	Flex Room	12'6 x 13'4	Above	5
Finished Floor (Total):	5,355sq. ft.	Main	Bedroom	10'2 x 13'0	Below	Bedroom	14'0 x 26'6	Above	3
Unfinished Floor:	0	Main	Bedroom	13'0 x 9'9	Below	Media Room	17'0 x 18'0	Above	4
Grand Total:	5,355sq. ft.	Main	Kitchen	14'6 x 19'	Main	Wok Kitchen	7'4 x 5'	Above	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	13'1 x 15'	Below	Kitchen	7' x 5'	Below	3
Suite: Legal Suite, Unauthorized Suite		Above	Primary Bedroom	18'8 x 14'3			x	Below	4
Basement: Fully Finished		Above	Walk-In Closet	7'0 x 7'0			x		
		Above	Bedroom	11'4 x 12'0			x		
		Above	Bedroom	11'6 x 12'0			x		
		Above	Bedroom	10'3 x 11'6			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

An architectural gem in Upper Lonsdale, this custom-built 5,400 sqft home blends elegance, functionality & investment potential. Thoughtfully designed for high income generation, there is a 3 bedroom suite plus additional flex areas for added versatility. Crafted with the highest quality finishes, the open-concept main level features rich oak floors, soaring ceilings, a showpiece kitchen with integrated wine cooler, premium appliances, & a fully equipped wok kitchen with gas hookup. The elegant primary suite offers a spa-inspired ensuite, fireplace, & private balcony with serene ocean & sunset views. Pre-wired for smart home integration & an emergency generator, triple-glazed windows, eclipse doors, & expansive decks. Metal fencing, 6-car parking (3 garage, 3 carport), 2 EV chargers, & AC.