

Active

R3064141

Board: V

House/Single Family

1709 PHILIP AVENUE

North Vancouver

Pemberton NV

V7P 2V9

Residential Detached

\$1,899,000 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Frontage(feet): 33.00

Frontage(metres): 10.06

Depth / Size: 125

Lot Area (sq.ft.): 4,158.00

Lot Area (acres): 0.10

Flood Plain:

View:

Complex/Subdiv:

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Storm Sewer, Water

Sewer Type:

If new, GST/HST inc?:

Bedrooms: 5

Bathrooms: 3

Full Baths: 3

Half Baths: 0

Rear Yard Exp: West

P.I.D.: 014-701-383

Original Price: \$1,849,000

Approx. Year Built: 1976

Age: 49

Zoning: RS2

Gross Taxes: \$6,968.42

For Tax Year: 2024

Tax Inc. Utilities?:

Tour:

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Vinyl

Foundation: Concrete Perimeter

Renovations: Partly

of Fireplaces: 2

Fireplace Fuel: Natural Gas

Fuel/Heating: Natural Gas

Outdoor Area: Fenced Yard, Patio(s) & Deck(s)

Type of Roof: Torch-On

Reno. Year:

Rain Screen:

Metered

R.I. Plumbing:

Total Parking: 2

Covered Parking: 2

Parking Access: Rear

Parking: Add. Parking Avail., Garage; Double

Driveway Finish:

Dist. to Public Transit: 150m

Title to Land: Freehold NonStrata

Property Disc.: Yes

Fixtures: No

Fixtures Rmvd:

Floor Finish: Hardwood, Laminate, Tile, Carpet

Dist. to School Bus: 2.1km

Land Lease Expiry Year:

Legal: LOT 9, BLOCK 1, PLAN VAP1263, DISTRICT LOT 764, GROUP 1, NEW WESTMINSTER LAND DISTRICT

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

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Finished Floor (Main):	1,235	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	16'7 x 13'7	Below	Utility	11'1 x 5'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'7 x 9'2	Below	Kitchen	12'7 x 13'8	Main 3
Finished Floor (Below):	1,218	Main	Kitchen	9'6 x 10'7			x	Main 4
Finished Floor (Basement):	0	Main	Nook	10'5 x 12'10			x	Below 4
Finished Floor (Total):	2,453 sq. ft.	Main	Primary Bedroom	13'2 x 12'6			x	
Unfinished Floor:	0	Main	Bedroom	11'1 x 8'7			x	
Grand Total:	2,453 sq. ft.	Main	Bedroom	11'8 x 11'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	11'1 x 8'9			x	
Suite:Unauthorized Suite		Below	Living Room	12'7 x 10'0			x	
Basement:None		Below	Dining Room	12'7 x 9'7			x	
		Below	Primary Bedroom	11'1 x 12'8			x	
		Below	Bedroom	18'2 x 12'8			x	
		Below	Laundry	11'1 x 9'1			x	

Crawl/Bsmt. Height:

of Levels: 2

of Kitchens: 2

of Rooms: 15

Manuf Type:

MHR#

ByLaw

Registered in

CSA/BCE:

PAD Rental:

Maint. Fee:

Listing Broker(s): Oakwyn Realty Ltd.

Beautifully maintained & thoughtfully updated, this 5-bedroom, 3-bathroom home offers exceptional versatility in a highly convenient location. The ground level features a contemporary, fully renovated 2-bedroom suite with a modern open-concept kitchen, new cabinetry, & premium finishes, ideal as a mortgage helper, guest accommodation, or extended family space. Upstairs is a spacious 3-bedroom suite with generous living & dining areas that open onto an oversized sundeck, perfect for indoor-outdoor living. The property is fully fenced & beautifully landscaped, with a custom metal fence, low-maintenance yard, over-height double garage, & ample secure parking. Situated in a highly walkable neighborhood, steps to restaurants, cafés, & groceries, only a 10-minute walk to Capilano IB Elementary.

RED Full Public

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