



Presented by:  
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**Active**  
**R3083252**

Board: V  
Townhouse

**4684 CAPILANO ROAD**

North Vancouver  
Canyon Heights NV  
V7R 4K3

Residential Attached

**\$1,898,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,898,000</b>
Meas. Type:	Bedrooms: <b>4</b>	Approx. Year Built: <b>2021</b>
Frontage(feet):	Bathrooms: <b>4</b>	Age: <b>5</b>
Frontage(metres):	Full Baths: <b>3</b>	Zoning: <b>CD117</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,758.92</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>031-306-331</b>	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: <b>Canyon North</b>		
First Nation Reserv...		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		
Sewer Type:	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt., 3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Forced Air, Heat Pump**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double**  
Dist. to Public Transit: **120m** Dist. to School Bus: **600m**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **STRATA LOT 7, PLAN EPS7094, DISTRICT LOT 595, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

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

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

Finished Floor (Main): **900**  
Finished Floor (Above): **880**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **457**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,237 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,237 sq. ft.**

Units in Development: **8**  
Exposure:  
Mgmt. Co's Name: **Goldstream Properties**  
Maint Fee: **\$522.71**  
Maint Fee Includes: **Management**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**

# of Levels: **3**  
# of Rooms: **12**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

# of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'3 x 14'6	Above	Bedroom	9'9 x 15'10	1	Main	2	No
Main	Dining Room	7'7 x 14'7	Above	Bedroom	9'9 x 12'4	2	Above	5	Yes
Main	Kitchen	9'3 x 15'2	Main	Laundry	4'11 x 8'10	3	Above	4	No
Main	Nook	7'1 x 6'10	Below	Family Room	19'4 x 11'8	4	Below	3	No
Main	Bedroom	9'8 x 11'8			x	5			
Main	Foyer	7'6 x 4'10			x	6			
Above	Primary Bedroom	11'7 x 14'8			x	7			
Above	Walk-In Closet	6'3 x 7'1			x	8			

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

**Canyon North is a highly desirable townhome community nestled in a fabulous location in North Vancouver. Built in 2021, this airy and inviting 2,232 sq ft three-level home features 10' ceilings, AC, an open-concept main floor with a gourmet kitchen, 10-foot island, mountain-view balcony, and a main-floor office that can serve as a 4th bedroom. Upstairs offers 3 spacious bedrooms, including a primary with a luxurious five-piece ensuite, heated floors, and separate tub and shower. The lower level has a versatile rec room with full bathroom, perfect for guests or teens. Enjoy an attached double garage with EV charger. Walking distance to Handsworth Secondary, trails, and Grouse Mountain and minutes to Edgemont Village. Enjoy the best of North Shore living! OPEN HOUSE: Saturday, Jan. 31 2-4pm**