



Presented by:
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Active **3955 HIGHLAND BOULEVARD** Residential Detached
R3113458 North Vancouver **\$1,850,000** (LP)
 Board: V Forest Hills NV (SP) **M**
 House/Single Family V7R 2Y7



Sold Date: If new, GST/HST inc?: Original Price: **\$1,850,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1952**
 Frontage(feet): **70.00** Bathrooms: **2** Age: **74**
 Frontage(metres): **21.34** Full Baths: **2** Zoning: **RSH**
 Depth / Size: **167/130** 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: **Edgemont Village**
 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** Parking: **Carport; Single, Open**
 Exterior: **Stucco, Wood** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **Steps** Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: Reno. Year: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Metered Water:
 Fireplace Fuel: **Wood** R.I. Plumbing: Fixtures Leased: **No** :
 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):	0	Main	Kitchen	8'10 x 10'0			x	Below 4
Finished Floor (Basement):	1,358	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: Fully Finished		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** Manufact Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

Rare Opportunity in Edgemont Village! Set back on Highland behind mature privacy hedges, this 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 home does require a renovation!! The oversized, flat 10,200 sqft lot is perfect for building your dream home to potentially front onto Sunnycrest! Coach House potential maybe a triple garage!! (Confirm with DNV.) one of the rarest of lots walking distance to the village 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!