



Presented by:
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Active
R3107169
 Board: V
 House/Single Family

972 BEACONSFIELD ROAD
 North Vancouver
 Forest Hills NV
 V7R 1T2

Residential Detached
\$2,150,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,150,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**
 Frontage(feet): **75.00** Bathrooms: **2** Age: **72**
 Frontage(metres): **22.86** Full Baths: **2** Zoning: **RSCH**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$7,036.01**
 Lot Area (sq.ft.): **7,500.00** Rear Yard Exp: For Tax Year: **2025**
 Lot Area (acres): **0.17** P.I.D.: **009-914-358** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: ;
 Complex/Subdiv: **Forest Hills**
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Wood**
 Foundation: **Concrete Perimeter**

Renovations: Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces: Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single, Open**
 Driveway Finish:
 Dist. to Public Transit: **steps** Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Other, Tile, Carpet**

Legal: **LOT 13, BLOCK 12, SUB BLOCK X, PLAN VAP8857, DISTRICT LOT 577, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 596 & 597**

Amenities:
 Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,661	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	720	Main	Living Room	13'1 x 19'10			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	10'8 x 10'7			x	Below
Finished Floor (Below):	0	Main	Kitchen	10'8 x 15'5			x	Above
Finished Floor (Basement):	0	Main	Eating Area	13'9 x 9'9			x	4
Finished Floor (Total):	2,381sq. ft.	Main	Family Room	13'8 x 17'11			x	
Unfinished Floor:	0	Below	Recreation Room	20'2 x 18'3			x	
Grand Total:	2,381sq. ft.	Below	Laundry	9'6 x 11'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	8'4 x 6'2			x	
Suite:		Above	Primary Bedroom	14'3 x 12'5			x	
Basement:None		Above	Bedroom	15'3 x 9'10			x	
		Above	Bedroom	11'2 x 8'11			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2** Manufact Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **11** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

Nestled in a desirable area in Forest Hills, just above Edgemont Village, this inviting 2400 sqft bungalow eagerly awaits its next family. With three bedrooms on one level, a welcoming living room, and an elegant dining room, it's perfect for gatherings. The spacious kitchen opens to an expansive family room with skylit vaulted ceilings. The basement offers a cozy rec room or potential additional bedroom, complete with a bathroom and laundry. Enjoy a single garage too, all this on a flat street with nearby trails, Canyon Heights Elementary and Handsworth Secondary schools within a short walking distance. The homeowners treasured their gardens, which is just about to fully blossom. This bungalow, infused with warmth and charm, is ready for new memories to be made!