



Presented by:  
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**Active**  
**R3124893**  
 Board: V  
 House/Single Family

**919 E 4TH STREET**  
 North Vancouver  
 Queensbury  
 V7L 1K3

Residential Detached  
**\$2,895,000** (LP)  
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,895,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2019**  
 Frontage(feet): **50.00** Bathrooms: **6** Age: **7**  
 Frontage(metres): **15.24** Full Baths: **5** Zoning: **RS-1**  
 Depth / Size: **134** Half Baths: **1** Gross Taxes: **\$8,924.12**  
 Lot Area (sq.ft.): **6,703.00** Rear Yard Exp: **South** For Tax Year: **2025**  
 Lot Area (acres): **0.15** P.I.D.: **029-807-719** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: Views of City & Water**  
 Complex/Subdiv: **Queensbury**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: Reno. Year: # of Fireplaces: **1** R.I. Fireplaces: Fireplace Fuel: **Natural Gas** Fuel/Heating: **Natural Gas, Radiant** Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Add. Parking Avail., Garage; Double**  
 Driveway Finish: Dist. to Public Transit: Dist. to School Bus: Title to Land: **Freehold NonStrata** Land Lease Expiry Year: Property Disc.: **Yes** Fixtures Leased: **No** Fixtures Rmvd: **Yes :Car lift in garage, Art in dining room** Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 1, BLOCK 10, PLAN EPP51776, DISTRICT LOT 272, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Oven - Built In, Vacuum - Built In**

Finished Floor (Main):	1,259	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,261	Main	Living Room	21'5 x 15'1	Below	Storage	9'0 x 5'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'8 x 16'2	Below	Living Room	17'5 x 15'11	Main 2
Finished Floor (Below):	1,517	Main	Dining Room	12'0 x 12'0	Below	Kitchen	8'9 x 7'7	Above 5
Finished Floor (Basement):	0	Main	Office	12'0 x 10'8	Below	Bedroom	10'8 x 11'10	Above 4
Finished Floor (Total):	4,037sq. ft.	Main	Laundry	9'7 x 5'6	Below	Bedroom	11'6 x 9'10	Above 3
Unfinished Floor:	0	Main	Foyer	8'0 x 19'11			x	Below 3
Grand Total:	4,037sq. ft.	Above	Primary Bedroom	14'4 x 15'1			x	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Walk-In Closet	8'4 x 7'1			x	
Suite: <b>Legal Suite</b>		Above	Bedroom	14'1 x 9'1			x	
Basement: <b>Fully Finished, Separate Entry</b>		Above	Bedroom	12'0 x 12'2			x	
		Above	Bedroom	11'0 x 10'8			x	
		Below	Family Room	20'4 x 14'0			x	
		Below	Bar Room	9'5 x 7'8			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: # of Kitchens: **2** # of Rooms: **18** ByLaw Restrictions:

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

**This stunning custom-built modern home offers a rare blend of absolute privacy, luxury, & warmth. Set on a sunny south-facing lot, it enjoys a secluded setting with seamless indoor-outdoor living and a peaceful, resort-like feel. The open-concept layout features high-end finishes, elegant modern design, and bright, spacious interiors throughout. A sun-filled main floor office creates an ideal work-from-home space. Upstairs offers four generous bedrooms, including a luxurious primary retreat with multiple closets. The walk-out lower level includes a media room, stylish bar, and a bright 1- or 2-bedroom suite—perfect for extended family or rental income. Oversized double-height garage is heaven for car lovers. Steps to Spirit Trail, parks, Park & Tilford, the new Delanys, Queensbury Village.**