



Presented by:  
**Bernadette Dunnigan PREC\***

**Dunnigan Homes Real Estate Group**  
 Oakwyn Realty Ltd.  
 Phone: 778-835-0599  
<http://www.dunniganhomes.com>  
[Bernadette@Dunniganhomes.com](mailto:Bernadette@Dunniganhomes.com)

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

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

Renovations:

# 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**

Reno. Year:

Rain Screen: **Full**

Metered Water:

R.I. Plumbing:

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    |
|                            |              | Above | Walk-In Closet  | 8'4 x 7'1   |       |             | x            |            |
|                            |              | Above | Bedroom         | 14'1 x 9'1  |       |             | x            |            |
|                            |              | 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**# of Kitchens: **2**# of Rooms: **18**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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.**