



Presented by:  
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**Active****R3176537**

Board: V

House/Single Family

**5274 CLIFFRIDGE AVENUE**

North Vancouver  
 Canyon Heights NV  
 V7R 3V4

Residential Detached

**\$2,800,000** (LP)

(SP)



|                                                            |                                     |                                    |
|------------------------------------------------------------|-------------------------------------|------------------------------------|
| Sold Date:                                                 | If new, GST/HST inc?:               | Original Price: <b>\$2,800,000</b> |
| Meas. Type: <b>Feet</b>                                    | Bedrooms: <b>6</b>                  | Approx. Year Built: <b>1971</b>    |
| Frontage(feet): <b>65.00</b>                               | Bathrooms: <b>4</b>                 | Age: <b>55</b>                     |
| Frontage(metres): <b>19.81</b>                             | Full Baths: <b>3</b>                | Zoning: <b>RS3</b>                 |
| Depth / Size:                                              | Half Baths: <b>1</b>                | Gross Taxes: <b>\$8,539.64</b>     |
| Lot Area (sq.ft.): <b>8,940.00</b>                         | Rear Yard Exp:                      | For Tax Year: <b>2026</b>          |
| Lot Area (acres): <b>0.21</b>                              | P.I.D.: <b>008-535-701</b>          | Tax Inc. Utilities?:               |
| Flood Plain:                                               | Tour:                               |                                    |
| View: :                                                    |                                     |                                    |
| Complex/Subdiv: <b>Canyon Heights</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.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations: **Completely**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

Reno. Year: **2021**  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double, RV Parking Avail.**  
 Driveway Finish:  
 Dist. to Public Transit: **170m** Dist. to School Bus: **300m**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Mixed, Tile, Carpet**

Legal: **LOT 27, BLOCK 22, PLAN VAP13609, DISTRICT LOT 593, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Air Cond./Central**Site Influences: **Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Vaulted Ceiling**

|                                 |                |                     |                 |                     |       |             |            |           |      |
|---------------------------------|----------------|---------------------|-----------------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main):          | 1,312          | Floor               | Type            | Dimensions          | Floor | Type        | Dimensions | Bathrooms |      |
| Finished Floor (Above):         | 978            | Main                | Living Room     | 20'3 x 17'2         | Below | Bedroom     | 12'8 x 8'1 | Floor     | #Pcs |
| Finished Floor (AbvMain2):      | 0              | Main                | Dining Room     | 14'9 x 9'1          | Below | Utility     | 7'6 x 5'7  | Main      | 2    |
| Finished Floor (Below):         | 1,080          | Main                | Kitchen         | 13'2 x 10'11        |       |             | x          | Above     | 5    |
| Finished Floor (Basement):      | 0              | Main                | Family Room     | 19'6 x 16'4         |       |             | x          | Above     | 3    |
|                                 |                | Main                | Laundry         | 10'1 x 7'8          |       |             | x          | Below     | 4    |
| Finished Floor (Total):         | 3,370sq. ft.   | Main                | Foyer           | 12'3 x 6'0          |       |             | x          |           |      |
| Unfinished Floor:               | 0              | Above               | Primary Bedroom | 13'9 x 11'7         |       |             | x          |           |      |
| Grand Total:                    | 3,370sq. ft.   | Above               | Bedroom         | 17'3 x 7'5          |       |             | x          |           |      |
|                                 |                | Above               | Bedroom         | 10'9 x 9'8          |       |             | x          |           |      |
| Flr Area (Det'd 2nd Res):       | sq. ft.        | Above               | Bedroom         | 13'3 x 9'7          |       |             | x          |           |      |
|                                 |                | Below               | Bedroom         | 20'5 x 15'8         |       |             | x          |           |      |
| Suite: <b>Legal Suite</b>       |                | Below               | Kitchen         | 17'1 x 8'3          |       |             | x          |           |      |
| Basement: <b>Fully Finished</b> |                | Below               | Living Room     | 18'2 x 13'1         |       |             | x          |           |      |
| Crawl/Bsmt. Height:             | # of Levels: 3 | Manuf Type:         |                 | Registered in MHR?: |       | PAD Rental: |            |           |      |
| # of Kitchens: 2                | # of Rooms: 15 | MHR#:               |                 | CSA/BCE:            |       | Maint. Fee: |            |           |      |
|                                 |                | ByLaw Restrictions: |                 |                     |       |             |            |           |      |

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

**This is the one you've been waiting for. This stunning, extensively rebuilt West Coast modern home has been transformed and restored to perfection. Open-concept flow carries you from room to room, with sunlight pouring into the living room beneath soaring cedar-lined vaulted ceilings. The kitchen and family room open to a dream backyard with gorgeous forested views. Rare four bedrooms up, plus a legal one-bedroom suite ideal for family, guests or rental income. A large flat driveway and double garage complete the picture. Walk to trails and Grouse Mountain, with Montroyal Elementary around the corner and Handsworth close by. Just move in and enjoy: new roof, plumbing, electrical, drywall, insulation, AC, windows and EV charging, and more. Modern Westcoast design. Natural serenity.**