

Presented by:
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Active
R3180816
Board: V
House/Single Family

5441 CLIFFRIDGE AVENUE
North Vancouver
Canyon Heights NV
V7R 3V5

Residential Detached
$3,050,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$3,050,000**
Meas. Type:	**Feet**	Bedrooms:	**5**	Approx. Year Built:	**1983**
Frontage(feet):	**60.00**	Bathrooms:	**5**	Age:	**43**
Frontage(metres):	**18.29**	Full Baths:	**4**	Zoning:	**RS3**
Depth / Size:	**123**	Half Baths:	**1**	Gross Taxes:	**$7,751.96**
Lot Area (sq.ft.):	**8,389.00**	Rear Yard Exp:		For Tax Year:	**2026**
Lot Area (acres):	**0.19**	P.I.D.:	**007-282-362**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	
View:	**Yes: Mountains**				
Complex/Subdiv:					
First Nation Reserve:					
Services Connected:	**Electricity, Sanitary Sewer, Storm Sewer, Water**				
Sewer Type:	**City/Municipal**	Water Supply:	**City/Municipal**		

Style of Home:	**2 Storey w/Bsmt.**		
Construction:	**Frame - Wood**		
Exterior:	**Brick, Mixed, Wood**		
Foundation:	**Concrete Perimeter**		
Renovations:		Reno. Year:	
# of Fireplaces:	**2** R.I. Fireplaces:	Rain Screen:	
Fireplace Fuel:	**Natural Gas**	Metered Water:	
Fuel/Heating:	**Forced Air, Natural Gas**	R.I. Plumbing:	
Outdoor Area:	**Fenced Yard, Patio(s) & Deck(s)**		
Type of Roof:	**Asphalt**		

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: **48m** Dist. to School Bus: **210m**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 5, PLAN VAP17334, DISTRICT LOT 593, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT A**

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

Site Influences: **Greenbelt, Recreation Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,522**
Finished Floor (Above):	**1,698**
Finished Floor (AbvMain2):	**1,480**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**4,700 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**4,700 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Floor	Type	Dimensions
Main	**Living Room**	**17'3 x 13'8**
Main	**Dining Room**	**15'5 x 13'6**
Main	**Kitchen**	**14'4 x 14'1**
Main	**Pantry**	**6'3 x 4'0**
Main	**Eating Area**	**11'8 x 7'11**
Main	**Family Room**	**14'4 x 13'6**
Main	**Laundry**	**14'9 x 7'7**
Main	**Foyer**	**9'10 x 6'8**
Above	**Primary Bedroom**	**17'8 x 13'9**
Above	**Walk-In Closet**	**9'1 x 6'2**
Above	**Bedroom**	**13'2 x 10'10**
Above	**Bedroom**	**12'3 x 12'1**
Above	**Walk-In Closet**	**7'7 x 5'10**

Floor	Type	Dimensions
Above	**Bedroom**	**18'0 x 13'1**
Above	**Bedroom**	**13'9 x 13'3**
Below	**Recreation Room**	**16'4 x 13'7**
Below	**Games Room**	**23'0 x 13'7**
Below	**Media Room**	**23'7 x 13'7**
Below	**Storage**	**14'4 x 7'1**
Below	**Utility**	**9'5 x 9'4**
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**2**
Above	**5**
Above	**4**
Above	**3**
Above	**3**

Suite:
Basement: **Full, Fully Finished, Separate Entry**
Crawl/Bsmt. Height: # of Levels: **3**
# of Kitchens: **1** # of Rooms: **20**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.** **Rennie & Associates Realty Ltd.**

Canyon Heights Forever Home. Rarely does a home like this come along. With beautiful curb appeal, this updated Tudor-style retreat offers 5 bedrooms and 4 baths all on the upper floor and an ideal family floorplan. 4700 sqft of renovations include the kitchen, bathrooms, flooring, windows, A/C, furnace and roof. The kitchen and family room open to the backyard, a sun-drenched oasis with gas BBQ hookup made for long summer evenings. A vaulted bonus room and finished walkout basement below with space for the kids' hangout complete the picture. Walk to Montroyal Elementary in 2 minutes, Handsworth Secondary in 10, and to many nearby trails. Grouse Mountain, Edgemont Village, Cleveland Dam and Capilano Suspension Bridge are at your doorstep. Move-in ready, this one truly has it all.

RED Full Public
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