North Vancouver, Lynn Valley
3673 MOUNTAIN HY, V7K 2H7

MLS# V1082752

Residential Detached
Active



List Price:	$945,000		Days on Mkt:
List Date:	02-Sep-14		Expiry Date: 15-Aug-15

Complex/Subdiv

Previous Price:		Frontage:	63.00 ft	PID:	007-669-011
Original Price:	$945,000	Frontage Metric		Approx Yr Blt:	1974
Meas Type:	Feet	Bedrooms:	3	Age at List Date:	40
Depth/Size:	146	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	11,113	Full Baths:	1	Zoning:	RS4
Rear Yard Exp:		Half Baths:	2	Taxes:	$5,254 (2014)
Flood Plain:		If New GST/HST Incl:		Tax Incl Utilities:	No

View:

Serv Connected: Electricity, Sanitary Sewer, Septic, Water, Natural Gas,

Style of Home:	2 Storey			Total Parking:	Covered Parking: 2
Construction:	Frame - Wood			Parking Access:	Front
Foundation:	Concrete Perimeter			Parking Facilities:	Garage; Double, Open
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:		Year of Reno:	2006	Title to Land:	Freehold NonStrata
Flooring:				Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	$0
Heat/Fuel:	Natural Gas, Forced Air				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Registered:		CSA/BCE:		Pad Rental:	
Fixtures Leased:	N				
Fixtures Removed					

Legal: PL VAP15293 LT B BLK 15 DL 2023 LD 36 GROUP 1.

Amenities:
Site Influences:
Municipal Charges:
Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	6'2 X 3'0	Below	Office	11'0 X 9'5			X
Main F.	Living Room	18'5 X 13'3	Below	Laundry	7'5 X 5'6			X
Main F.	Dining	11'5 X 11'2	Below	Other	7'2 X 5'6			X
Main F.	Kitchen	11'6 X 11'3	Below	Workshop	23'0 X 6'2			X
Main F.	Solarium	15'4 X 10'0			X			X
Main F.	Master Bedroom	12'9 X 11'6			X			X
Main F.	Walk-In Closet	6'1 X 3'4			X			X
Main F.	Bedroom	11'0 X 9'6			X			X
Main F.	Bedroom	9'10 X 9'6			X			
Below	Media Room	18'0 X 12'0			X			

Floor Area (SqFt):

Main Floor Area:	1,420	Total # Rooms:	14
Finished Floor Up:	0	# Kitchens:	1
Finished Floor Down:	850	Finished Levels:	2
Finished Floor Bsmt:	0	Crawl/Bsmt Height:	
Total Finished Floor:	2,270	Basement Area:	None
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	2,270		

Bathrooms

1 2 Piece; Ensuite: Y; Level: Main F.
2 4 Piece; Ensuite: N; Level: Main F.
3 2 Piece; Ensuite: N; Level: Below
4
5
6
7
8

Listing Broker 1:	Prudential Sussex Realty		604-984-9711	Appointments:	Phone L.R. First
Listing Sales Rep 1:	Grant J. Gardner PREC*	grant@grantgardner.com	604-990-6468	For Appts Call:	Christine
Listing Sales Rep(s):	(2) Caroline Fosolan		604-644-8691	Appointment Ph:	604-984-7653
Listing Broker 2:	RE/MAX Colonial Pacific Realty		604-541-4888	Occupancy:	Owner
Selling Broker(s):					
Selling Sales Rep(s):					
Owner:	Roy Sheldon				
Commission:	3.22% ON THE FIRST $100,000 AND 1.15% ON BALANCE				

Realtor Remarks: Visit http://sellingnorthvancouver.com/mylistings.html/details-42273899 for more photos & information. Buyer to verify square footage if important. Be sure to come to the open Wednesday Sept 3, 10:30 a.m. to 12 noon you will be impressed. Showings 10 AM to 7:30 PM

you will be surprised when you go down this panhandle drive way to find serene peaceful and private setting situated well back from mountain highway. Prime central location steps to upbeat Lynn Valley centre schools parks and the greatoutdoor trails. Meticulous 2 level family home featuring updated open kitchen plan, French doors leading to family/sun room off kitchen multi-level entertaining hot tub deck, be sure to come to the open Wednesday Sept 3, 10:30 a.m. to 12 noon you will be impressed. Showings 10 AM to 7:30 PM

The enclosed information while deemed to be correct, is not guaranteed.

PREC* indicates Personal Real Estate Corporation.