North Vancouver, Princess Park
2994 CONNAUGHT AV, V7K 1Y2

MLS# V949376

Residential Detached
Active



List Price:	$1,349,900		Days on Mkt:
List Date:	04-May-12		Expiry Date: 25-Apr-13

Complex/Subdiv	Princess Park				
Previous Price:		Frontage:	52.00 ft	PID:	008-808-091
Original Price:	$1,349,900	Frontage Metric	15.850	Approx Yr Blt:	1973
Meas Type:	Feet	Bedrooms:	5	Age at List Date:	39
Depth/Size:	167	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	8,684	Full Baths:	3	Zoning:	SF
Rear Yard Exp:	S	Half Baths:	1	Taxes:	$6,015 (2011)
Flood Plain:		If New GST/HST Incl:		Tax Incl Utilities:	
View:	Y - Metrotown				
Serv Connected:	Community, Electricity, Natural Gas,				

Style of Home:	3 Storey			Total Parking:	4
Construction:	Frame - Wood			Parking Access:	Front
Foundation:	Concrete Perimeter			Parking Facilities:	Open
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 block
Type of Roof:	Asphalt			Possession:	
Renovations:	Completely	Year of Reno:	2010	Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Laminate, Wall/Wall/Mixed			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	$0
Heat/Fuel:	Natural Gas				
No. of Fireplaces:	1	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	N				

Covered Parking:			
Dist to School Bus:	7 blocks		

Legal:	PL VAP12803 LT 1 BLK 5 DL 787 LD 36 GROUP 1.
Amenities:	
Site Influences:	Central Location, Private Setting, Shopping Nearby
Municipal Charges:	
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'2 X 15'1	Below	Bedroom	14'5 X 10'2			X
Main F.	Dining	13'5 X 13'1	Below	Bedroom	10'7 X 8'2			X
Main F.	Kitchen	22'1 X 13'4	Below	Den	8'2 X 8'2			X
Main F.	Family Room	20'1 X 13'4			X			X
Main F.	Entrance Hall	12'2 X 3'10			X			X
Above	Master Bedroom	14'3 X 12'9			X			X
Above	Other	11'3 X 8'9			X			X
Above	Bedroom	14'6 X 11'2			X			X
Above	Bedroom	13'7 X 8'10			X			
Below	Recreation Room	22'7 X 10'			X			

Floor Area (SqFt):

Main Floor Area:	1,304	Total # Rooms:	13	
Finished Floor Up:	1,052	# Kitchens:	1	
Finished Floor Down:	926	Finished Levels:	3	
Finished Floor Bsmt:	0	Crawl/Bsmt Height:		
Total Finished Floor:	3,282	Basement Area:	Part, Fully Finished	
Unfinished Floor:	0	Suite:	Legal Suite	
Grand Total Floor Area:	3,282			

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.
2 3 Piece; Ensuite: Y; Level: Above
3 3 Piece; Ensuite: N; Level: Above
4 3 Piece; Ensuite: N; Level: Below
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	604-984-9711	For Appts Call:	Mary - NO TOUCH BASE
Listing Sales Rep(s):				Appointment Ph:	604-990-6468
Listing Broker 2:				Occupancy:	Owner
Selling Broker(s):					
Selling Sales Rep(s):					
Owner:	G. Wace/J. Murphy				
Commission:	3%-1ST $100,000/1.15% ON BAL				

Realtor Remarks: Open House May 13th 2:30 pm -4:00 pm & May 16th 10:00 am - 12:00 pm For floor plan and more info visit http://grantgardner.com/mylistings.html/details-24717599

Stunning 3 level Princess Park family home - Canadian House & Home Magazine worthy! Designer kitchen is an entertainer's dream. Custom top-to-bottom renovation done with the highest quality & standards.From inside to the exterior landscaping, attention to detail is very evident. Vast open plan makes for an ideal party home - like a new home at an older home price! 3 large decks. Soak up the views and privacy from the multitude of windows. Uncomparable custom renovation. Act quickly! For virtural tour and floor plans visit listing agent's website. Open house May 13th 2:30 pm - 4:00 pm & May 16th 10:00 am - 12:00 pm

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

PREC* indicates Personal Real Estate Corporation.