



Presented by:  
**Katayoon Webb PREC\***

RE/MAX Crest Realty  
Phone: 604-315-8715

katayoonwebb@remax.net



**Active**  
**R2235399**  
Board: V  
House/Single Family

**3788 DELBROOK AVENUE**

North Vancouver  
Upper Delbrook  
V7N 3Z6

Residential Detached

**\$2,215,000** (LP)   
(SP)



**NO IMAGE AVAILABLE**

Sold Date: Frontage (feet): **114.00** Original Price: **\$2,215,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1956**  
Depth / Size: **96 IRR** Bathrooms: **3** Age: **62**  
Lot Area (sq.ft.): **9,672.00** Full Baths: **2** Zoning: **RSD**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$6,760.49**  
Rear Yard Exp: **East** Council Apprv?: Tax Inc. Utilities?: **Yes**  
If new, GST/HST inc?: P.I.D.: **009-684-859**  
Tour:  
View: :  
Complex / Subdiv: **Delbrook**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple, Open**  
Dist. to Public Transit: **0** Dist. to School Bus: **1.5**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP9261 LT 6 BLK 3 DL 577 LD 36. & DL 578.**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'8 x 14'2	Below	Eating Area	14'5 x 12'6			x
Main	Dining Room	11'4 x 10'7	Below	Bedroom	8'2 x 12'3			x
Main	Kitchen	16'1 x 10'7			x			x
Main	Master Bedroom	11'5 x 12'7			x			x
Main	Bedroom	11'5 x 10'3			x			x
Main	Bedroom	9'8 x 10'3			x			x
Below	Recreation	20'3 x 13'8			x			x
Below	Laundry	12'7 x 9'1			x			x
Below	Other	14'3 x 9'1			x			
Below	Family Room	13'6 x 12'3			x			

Finished Floor (Main): <b>1,332</b>	# of Rooms: <b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>1,341</b>	# of Levels: <b>1</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	Below	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>2,673 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total: <b>2,673 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
		7				
		8				

Listing Broker(s): **RE/MAX Crest Realty**

**RE/MAX Crest Realty**

**Lifestyle, Layout, and Location; This lovely, updated, 4 bedroom, 3 bath, family home offers all of this and more! The main floor is welcoming with an open plan kitchen, dining & living area with a stone fireplace & an extra large patio that is excellent for entertaining & summer dining. There are 3 bedrooms & 2 updated baths on the main floor with the master bedroom having an ensuite. The downstairs has a second kitchen, generous bedroom, living area, & updated 3 pc bath, which is perfect for guests or teens. There is a large family room and an updated laundry & mud room that is accessible from the carport. Flat and bright 9700 sqft lot! Easy access to 246 Highland bus. This home is a must see. Join us for our OPEN HOUSES: Feb 3rd & 4th 2:30 - 4:30**