

Presented by:

## Katayoon Webb PREC\*

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



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R2235399 Board: V House/Single Family

## **3788 DELBROOK AVENUE**

North Vancouver Upper Delbrook V7N 3Z6

East

Residential Detached

Approx. Year Built: 1956

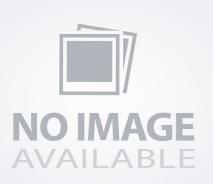
114.00 Original Price: \$2,215,000

\$2,215,000 (LP) 22

62

**RSD** 

(SP) M



Sold Date: Meas. Type: **Feet** 

Frontage (feet): Bedrooms: Depth / Size: **96 IRR** Bathrooms: Lot Area (sq.ft.): 9,672.00 Full Baths: Flood Plain: No

1 \$6,760.49 Half Baths: Gross Taxes: For Tax Year: 2017

4

3

2

Tax Inc. Utilities?: Yes P.I.D.: 009-684-859

Tour:

Age:

Zoning:

View: Complex / Subdiv: **Delbrook** 

If new, GST/HST inc?:

Rear Yard Exp:

Council Apprv?:

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: Reno. Year: Renovations: R.I. Plumbing:

# of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Wood

Water Supply: City/Municipal Forced Air, Natural Gas Fuel/Heating:

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Asphalt 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

ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm Features:

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