

North Vancouver, Upper Delbrook
3990 Delbrook Avenue, V7N 3Z8

MLS# R2167671
\$1,998,000

Residential Detached
Active



Complex/Subdiv:
Frontage: 70.00 Bedrooms: 5 PID: 009-602-640
Depth/Size: 130 Bathrooms: 3 Approx Yr Blt: 1958
Lot Area SqFt: 9100 Half Baths: 0
Exposure: Full Baths: 3
Taxes: \$6,380 (2016)
Type: House/Single Family
View: No

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: 2 Covered Parking: 1
Construction: Frame - Wood Parking Access: Front
Foundation: Concrete Perimeter Parking Facilities: Carport; Single
Exterior: Mixed
Rainscreen: Dist to Public Trans: 1 Dist to School Bus: 2
Type of Roof: Asphalt Possession:
Reno Year: 2017 Title to Land: Freehold NonStrata
Flooring: Hardwood Seller's Interest:
Water Supply: City/Municipal
Heat/Fuel: Forced Air,Natural Gas
No. of Fireplaces: 2 Property Disclosure: Y
Fireplace Fuel: Gas - Natural Outdoor Area: Fenced Yard,Patio(s)
Locker: Units in Development: 0 Total Units in Strata: 0
Mngmt Co: Property Disclosure: Y
Mngmt Ph: Maint Fee: \$0.00

Maint Charge Incl:
Legal: PL VAP9658 LT 8 BLK 4 DL 578 LD 36
Amenities:
Site Influences: Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby,Ski Hill Nearby
Features Incl: Clothes Washer,CltHwsh/Dryr/Frdg/Stve/DW,Dishwasher,Drapes/Window Coverings,Jetted Bathtub,Microwave,Refrigerator,S

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'3 x 9'9	Below	Bedroom	8'9 x 12'7			x
Main	Living Room	18' x 14'5	Below	Den	9'5 x 9'9			x
Main	Dining Room	10'2 x 9'9	Below	Laundry	10'1 x 6'0			x
Main	Master Bedroom	13'8 x 10'1	Main	Foyer	6'8 x 5'1			x
Main	Bedroom	12'8 x 10'1						x
Main	Bedroom	11'1 x 11'2						x
Below	Kitchen	9'6 x 9'2						x
Below	Living Room	17'6 x 13'7						x
Below	Dining Room	8'1 x 9'6						x
Below	Bedroom	11'2 x 9'9						x

Total Floor Area: 2,587 sqft
Total # Rooms: 14
Finished Levels: 2
Basement: Full
Restricted Age:
Pets / Cats; Dogs:
Virtual Tour URL: <https://www.pixilink.com/tours7/13796>

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

MAGAZINE WORTHY! Fully renovated from top to bottom, this home offers the luxury, privacy & flexibility to accommodate the whole family, guests, & inlaws! Upstairs is 3 bed 2 bath with marble heated floors, open living, dining, kitchen + laundry with a fireplace & large covered deck that is perfect for entertaining. Down has 2 bed + spa like bath + large office (could be 6th bedroom), gorgeous kitchen, dining, living area, fireplace, laundry & access to large yard. Updated windows show off the tranquil yard that backs to a ravine. Fresh outdoor paint, updated plumbing, electrical, fire & C02, soundproofing, on-demand h/w heater, high efficiency furnace, & insulation. No detail has been missed. 1st showings OPEN HOUSE: Sat & Sun 2:30-4:30pm.

The enclosed information while deemed to be correct, is not guaranteed.
If your home is listed with another broker, this is not intended as a solicitation.

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Beautiful Home!

3990 Delbrook Avenue, North Vancouver
5 Beds +Den + 3 Baths + 2 Kitchens



Price: \$1,998,000
Type: House
Beds: 5
Baths: 3
Built: 1958
Size: 2,587 sqft
Lot: 9,100 Sq.Ft.
Taxes: \$6,380 (2016)

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Magazine Worthy!

3990 Delbrook, Noth Vancouver



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HONESTY.HARD WORK.DEDICATION.

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3990 Delbrook Avenue,
North Vancouver, B.C.

Main Floor: 1,315 sq.ft.
Lower Floor: 1,272 sq.ft.
Total: 2,587 sq.ft.

Auxiliary Area

Decks: 432 sq.ft.



Main Floor Plan
Floor Area: 1,315 sq.ft



Lower Floor Plan
Floor Area: 1,272 sq.ft

Fully renovated from top to bottom, this home offers the luxury, privacy & flexibility to accommodate the whole family, guests, & inlaws! Upstairs is 3 bed 2 bath, open living, dining, kitchen + laundry with a fireplace & large covered deck that is perfect for entertaining. Down has 2 bed + large office (could be 6th bedroom), gorgeous kitchen, dining, living area, fireplace, laundry & access to large yard. Updated windows show off the tranquil yard that backs to a ravine. Fresh outdoor paint, updated plumbing, electrical, fire & CO2, soundproofing, on-demand h/w heater, high efficiency furnace, & insulation. No detail has been missed. Ask us to see the detail list of improvements and permits.



Measured on: May, 15, 2017

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