



Presented by:
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Active
R2167671
Board: V
House/Single Family

3990 DELBROOK AVENUE

North Vancouver
Upper Delbrook
V7N 3Z8

Residential Detached

\$1,998,000 (LP)
(SP)



Sold Date: Frontage (feet): **70.00** Original Price: **\$1,998,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1958**
Depth / Size: **130** Bathrooms: **3** Age: **59**
Lot Area (sq.ft.): **9,100.00** Full Baths: **3** Zoning: **RSD**
Flood Plain: Half Baths: **0** Gross Taxes: **\$6,380.38**
Rear Yard Exp: **South** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **009-602-640**
Tour: **Virtual Tour URL**

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year: **2017**
of Fireplaces: **2** R.I. Plumbing:
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Carpport; Single**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood**

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: **Clothes Washer, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Jetted Bathtub, Microwave, Refrigerator,**

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			x
Main	Bedroom	11'1 x 11'2			x			x
Below	Kitchen	9'6 x 9'2			x			x
Below	Living Room	17'6 x 13'7			x			x
Below	Dining Room	8'1 x 9'6			x			
Below	Bedroom	11'2 x 9'9			x			

Finished Floor (Main):	1,315	# of Rooms:	14	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings	
Finished Floor (Above):	0	# of Kitchens:	2	2	Below	5	No					Barn:	
Finished Floor (Below):	1,272	# of Levels:	2	3	Main	4	Yes					Workshop/Shed:	Shed
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	4								Pool:	
Finished Floor (Total):	2,587 sq. ft.	Crawl/Bsmt. Height:		5								Garage Sz:	
Unfinished Floor:	0	Beds in Basement:	0	6								Door Height:	
Grand Total:	2,587 sq. ft.	Basement:	Full	7									
				8									

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

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 & CO2, 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.