

Presented by:
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North Vancouver, Upper Lonsdale Residential Detached
578 W. KINGS RD, V7N 2M4 MLS# V1045362 **Active**



List Price: \$2,488,000

Complex/Subdiv:

Frontage: 100.00 ft	Bedrooms: 7	PID: 012-115-568
Depth/Size: 121	Bathrooms: 8	Type: House/Single Family
Lot Area SqFt: 12078.00	Full Baths: 7	Approx Yr Blt: 2012
Rear Yard Exp:	Half Baths: 1	Age at List Date: 2
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$13,123 (2013)
Flood Plain: No	Zoning: R1	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water, Storm Sewer

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Garage: Triple, Add. Parking Avail.
Exterior: Other	
Rainscreen:	R/I Plumbing: Dist to Public Trans: 1 BLOCK Dist to School Bus: 1 BLOCK
Type of Roof: Tile - Concrete	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring:	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Radiant	
No. of Fireplaces: 4	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Gas - Natural	Out Buildings:
Outdoor Area: Patio(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAP1229 LT B BLK 4 DL 617 LD 36 PART SE 1/4, GROUP 1.

Amenities:

Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby, Treed

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'11 X 14'5	Above	Bedroom	13'8 X 13'0	Below	Recreation Room	26'0 X 12'1
Main F.	Dining	12'5 X 13'3	Above	Walk-In Closet	4'11 X 4'8	Below	Media Room	15'6 X 17'0
Main F.	Family Room	27'9 X 13'2	Above	Bedroom	13'1 X 11'8	Below	Gym	11'11 X 12'5
Main F.	Kitchen	24'3 X 12'10	Above	Walk-In Closet	5'11 X 4'8	Below	Sauna	5'9 X 3'6
Main F.	Eating Area	9'7 X 6'0	Above	Bedroom	12'5 X 15'6	Below	Utility	7'7 X 4'11
Main F.	Entrance Hall	11'5 X 14'4	Below	Living Room	12'10 X 12'7	Below	Mud Room	8'11 X 6'2
Main F.	Bedroom	15'1 X 16'8	Below	Dining	11'10 X 7'0	Below	Other	9'1 X 7'10
Main F.	Den	9'11 X 11'4	Below	Kitchen	10'0 X 7'3			X
Above	Master Bedroom	19'0 X 14'11	Below	Bedroom	16'3 X 10'2			
Above	Walk-In Closet	6'0 X 13'0	Below	Bedroom	16'3 X 10'9			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	2,282	Total # Rooms:	27
Finished Floor Up SqFt:	1,680	# Kitchens:	2
Finished Floor Down:	2,282	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	6,244	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	6,244		

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Supreme Luxury...live like a King on Kings Road. This elegant custom built home is 6,500 sqft and located on an oversized 12,000 sqft lot. Top of the line finishings throughout, this impressive home has the best of everthing. 6 bdrms, 3levels, 15 ft high ceiling entrance, custom kitchen with granite, stainless steel Jenn Aire appliances, connecting family room and covered patio with built-in BBQ. Legal 2 bdrm suite ideal for extended family, 3 car garage, gated entrance, surround sound system, concrete lifetime warranty roof, Hearti-board siding, German style windows, radiant in-floor heating, 4 camera security system, solid wood 7'6" door throughout, heat pump for air-con. BC Assessment for 2014 is \$2,573. NO GST!