

North Vancouver, Tempe
658 WILDING PL, V7N 4J2

MLS# V950232

Residential Detached
Active



List Price: \$1,145,000
 List Date: 14-May-12
 Days on Mkt: 9
 Expiry Date: 21-Jul-12

Complex/Subdiv: Tempe
 Previous Price: Frontage: 50.00 ft PID: 002-570-726
 Original Price: \$1,145,000 Frontage Metric: 0.000 Approx Yr Blt: 1985
 Meas Type: Feet Bedrooms: 5 Age at List Date: 27
 Depth/Size: 130 Bathrooms: 4 Type: House/Single Family
 Lot Area SqFt: 6,571 Full Baths: 2 Zoning: SFD
 Rear Yard Exp: Half Baths: 2 Taxes: \$4,406 (2011)
 Flood Plain: If New GST/HST Incl: Tax Incl Utilities:
 View: N
 Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Water,

Style of Home: 2 Storey w/Bsmt. Total Parking: 4 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double
 Exterior: Wood
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Completely Year of Reno: Title to Land: Freehold NonStrata
 Flooring: Wall/Wall/Mixed, Hardwood Seller's Interest: Registered Owner
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Natural Gas, Forced Air
 No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: Y
 Fireplace Fuel: Wood, Gas - Propane Out Buildings:
 Outdoor Area: Fenced Yard, Patio(s) Pad Rental:
 Registered: CSA/BCE:
 Fixtures Leased: N
 Fixtures Removed

Legal: PL VAP20292 LT 201 BLK B DL 616 LD 36 GROUP 1.
 Amenities:
 Site Influences: Cul-de-Sac
 Municipal Charges:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	10'4 X 7'9	Above	Bedroom	11'1 X 10'7			X
Main F.	Living Room	17'6 X 14'9	Below	Recreation Room	17'1 X 12'10			X
Main F.	Dining	16'5 X 10'9	Below	Bedroom	11' X 9'2			X
Main F.	Kitchen	12'3 X 9'11	Below	Den	14'6 X 9'6			X
Main F.	Eating Area	9'7 X 8'2			X			X
Main F.	Family Room	29'4 X 13'3			X			X
Main F.	Laundry	9'11 X 5'8			X			X
Above	Master Bedroom	15'9 X 12'10			X			X
Above	Bedroom	10'9 X 9'11			X			X
Above	Bedroom	11'1 X 10'			X			X

Floor Area (SqFt):
 Main Floor Area: 1,532 Total # Rooms: 14
 Finished Floor Up: 920 # Kitchens: 1
 Finished Floor Down: 680 Finished Levels: 3
 Finished Floor Bsmt: 0 Crawl/Bsmt Height: 4
 Total Finished Floor: 3,132 Basement Area: Part, Fully Finished 5
 Unfinished Floor: 0 Suite: 6
 Grand Total Floor Area: 3,132 7
 8

Bathrooms
 1 2 Piece; Ensuite: N; Level: Main F.
 2 4 Piece; Ensuite: Y; Level: Above
 3 4 Piece; Ensuite: N; Level: Above
 4 2 Piece; Ensuite: N; Level: Below

Listing Broker 1: Prudential Sus Rlty-Tom Hassan 604-925-2911 Appointments: Phone L.R. First
 Listing Sales Rep 1: Tom A. Hassan tom@tomhassan.com 604-809-9777 For Appts Call: Tom Hassan
 Listing Sales Rep(s): Appointment Ph: 604-809-9777
 Listing Broker 2: Occupancy: Owner
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: E. Lancaster
 Commission: 3.22% ON FIRST \$100,000 AND 1.15% ON BALANCE

Realtor Remarks: Open Sunday 2-4pm.

Picture Perfect Renovation on one of the best cul-de-sac locations in North Vancouver! This 5 bedroom Tempe home has everything your family wants w/ 4 bedrooms up and 2 bathrooms, open living and dining w/ vaulted ceiling and connecting kitchen-family room overlooking the private and level fenced grass yard. Lower floor is great for tots or teens w/ spacious recroom and 1 guest bdrm w/ bthrm and home office. Incredible storage, extra height in 2 car garage. New kitchen, washer-dryer, hot water tank, BI vacuum, granite in all bathrooms and kitchen, freshly painted inside and out w/ designer colours, new H/W floors and so much more! Without question..you will want to get inside this home...it just doesn't get better than this!