



Presented by:
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Active
R2247103
 Board: V
 House/Single Family

550 CRESTWOOD AVENUE
 North Vancouver
 Upper Delbrook
 V7N 3C5

Residential Detached
\$2,098,000 (LP)
 (SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$2,098,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1961**
 Depth / Size: **130** Bathrooms: **3** Age: **57**
 Lot Area (sq.ft.): **7,700.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,117.30**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-961-496**
 Tour: **Virtual Tour URL**

View: **Yes: City and Harbour**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **2 blocks** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP8683 LT 16 BLK 9 DL 578 LD 36. GROUP 1.**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 15'11	Below	Kitchen	9'2 x 6'11			x
Main	Dining Room	11'3 x 10'8	Below	Storage	4' x 2'11			x
Main	Kitchen	15'8 x 8'8	Below	Foyer	11'4 x 9'1			x
Main	Family Room	16'8 x 10'2	Below	Storage	18'4 x 7'9			x
Main	Master Bedroom	16'2 x 11'1	Below	Utility	6'8 x 4'1			x
Main	Bedroom	11'2 x 9'5						x
Main	Bedroom	11'2 x 9'4						x
Main	Laundry	8'8 x 4'11						x
Below	Recreation	20'6 x 17'9						x
Below	Bedroom	11'7 x 11'1						x

Finished Floor (Main):	1,704	# of Rooms:	15	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2		2	Main	2	Yes	Barn:
Finished Floor (Below):	1,012	# of Levels:	2		3	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:			4	Below	4	No	Pool:
Finished Floor (Total):	2,716 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz: 424 sq.ft
Unfinished Floor:	224	Beds in Basement: 0	Beds not in Basement: 4		6				Door Height:
Grand Total:	2,940 sq. ft.	Basement: Fully Finished			7				
					8				

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

Upper Delbrook with panoramic city and harbour views. Pride of ownership in this custom built one owner 4 bedroom home. Many updates over the years including kitchen w/ custom cabinetry, granite countertops, stainless steel Miele appliances and Cherry hardwood floors and connecting family room, separate living and dining room with vaulted ceilings and views of the city. Traditional family plan w/ 3 bedrooms on main floor and 2 bathrooms. Lower floor features spacious recreation room, 4th bedroom, summer kitchen or potential in-law accommodation. Attached 2 car garage, lots of storage. Completely private yard is a parents dream...level grass yard. First time offered and located on a quiet and private cul-de-sac. This is truly one of the nicest streets with a view in all of Delbrook.