



Presented by:

# Tom Hassan

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**Active**  
**R2811565**  
Board: V  
House/Single Family

## 3783 RIVIERE PLACE

North Vancouver  
Edgemont  
V7R 4E7

Residential Detached

**\$5,188,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,188,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>7</b>	Approx. Year Built: <b>2013</b>
Frontage(feet): <b>100.00</b>	Bathrooms: <b>6</b>	Age: <b>10</b>
Frontage(metres): <b>30.48</b>	Full Baths: <b>5</b>	Zoning: <b>SFD</b>
Depth / Size: <b>120</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$14,714.19</b>
Lot Area (sq.ft.): <b>12,000.00</b>	Rear Yard Exp: <b>West</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.28</b>	P.I.D.: <b>009-818-197</b>	Tax Inc. Utilities?:
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>No :</b>		
Complex/Subdiv: <b>Edgemont Village</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey w/ Bsmt.</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Wood</b>	Driveway Finish: <b>Paving Stone</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>1 block</b>	Dist. to School Bus:	
Renovations: <b>Partly</b>	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b>	Property Disc.: <b>Yes</b>		
R.I. Fireplaces:	Fixtures Leased: <b>No :</b>		
Fireplace Fuel: <b>Natural Gas</b>	Metered Water:		
Fuel/Heating: <b>Heat Pump, Hot Water, Radiant</b>	R.I. Plumbing:	Fixtures Rmvd: <b>No :</b>	
Outdoor Area: <b>Fenced Yard, Patio(s)</b>		Floor Finish: <b>Other, Tile</b>	
Type of Roof: <b>Asphalt</b>			

Legal: **LOT 16, BLOCK 25, PLAN VAP9173, DISTRICT LOT 601, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS I & X, & DL 607**

Amenities: **Air Cond./Central, Guest Suite, Pool; Outdoor, Sauna/Steam Room**

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Intercom, Microwave, Pantry, Security System, Sprinkler - Inground, Swimming Pool Equip., Vacuum - Built In, Wet Bar, Wine Cooler**

Finished Floor (Main):	2,365	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,740	Main	Foyer	19' x 12'8"	Above	Bedroom	12' x 9'11"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	14'8 x 14'	Above	Laundry	6'6 x 4'10"	Main 2
Finished Floor (Below):	0	Main	Dining Room	12'7 x 17'5"	Below	Recreation Room	24'3 x 14'9"	Above 6
Finished Floor (Basement):	2,365	Main	Kitchen	21'11 x 14'3"	Below	Games Room	15' x 18'2"	Above 4
Finished Floor (Total):	6,470sq. ft.	Main	Pantry	4'11 x 8'	Below	Bar Room	10'6 x 10'5"	Above 4
Unfinished Floor:	170	Main	Family Room	19'11 x 10'10"	Below	Wine Room	6'11 x 7'3"	Below 4
Grand Total:	6,640sq. ft.	Main	Eating Area	19'11 x 9'	Below	Bedroom	11' x 10'9"	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	17'1 x 14'11"	Below	Den	11'6 x 12'5"	
		Main	Mud Room	8'9 x 13'5"	Below	Living Room	17'5 x 11'10"	
		Above	Primary Bedroom	19'4 x 15'6"	Below	Kitchen	9'6 x 7'8"	
		Above	Walk-In Closet	19'3 x 7'5"	Below	Bedroom	12'7 x 12'	
		Above	Bedroom	11' x 13'11"	Below	Laundry	5'10 x 6'11"	
		Above	Bedroom	12' x 9'11"	Below	Utility	10'8 x 7'	

Suite: <b>Legal Suite</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Part</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height: # of Levels: <b>3</b>	ByLaw Restrictions:		
# of Kitchens: <b>3</b>			
# of Rooms: <b>31</b>			

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

**Truly one of North Van's most exquisite Craftsman styled homes located in prime family friendly Edgemont Village on picturesque cul-de-sac. Discover the epitome of luxury living by Gold Georgie Award winner Marque Thompson Design. Nestled within few blocks walk of the Village, top schools is this captivating 6,640 sq.ft. 6 bdrm home exuding timeless elegance + meticulous craftsmanship. Boasting a sprawling Chef's kitchen + family room w/ vaulted ceilings, exposed timber beams, custom millwork, integrated audio, 10 ft. ceilings, French doors to covered/heated patio, AC, heated floors. 4 bdrms up, Pbdm 6 piece ensuite+steam. 5th bdrm down, media + games room, fenced dog run, 1 bdrm legal suite. 12,000 sq.ft. lot is a true oasis with new pool, guest house and turf for year-round use. A must see!**