



Presented by:
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Active
R2621228
 Board: V
 House/Single Family

2022 CARSON COURT

North Vancouver
 Central Lonsdale
 V7M 0E1

Residential Detached
\$1,880,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,880,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2016**
 Frontage(feet): **46.00** Bathrooms: **3** Age: **5**
 Frontage(metres): **14.02** Full Baths: **2** Zoning: **CD-633**
 Depth / Size: **68x61x58IRR** Half Baths: **1** Gross Taxes: **\$5,560.62**
 Lot Area (sq.ft.): **3,721.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.09** P.I.D.: **029-289-122** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple
Exterior: Fibre Cement Board	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata Dist. to School Bus: 1 block
# of Fireplaces: 1 R.I. Fireplaces:	Property Disc.: Yes Land Lease Expiry Year:
Fireplace Fuel: Natural Gas	Reno. Year:
Fuel/Heating: Radiant	Rain Screen:
Outdoor Area: Fenced Yard	Metered Water:
Type of Roof: Asphalt	R.I. Plumbing:
	Fixtures Leased: No :
	Fixtures Rmvd: No :
	Floor Finish: Wall/Wall/Mixed

Legal: **LOT 7, PLAN EPP33760, DISTRICT LOT 547, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby**
 Features:

Finished Floor (Main):	766	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	782	Main	Foyer	5'7 x 5'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	11'11 x 21'10			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	12' x 11'3			x	Above 3
Finished Floor (Basement):	749	Main	Kitchen	11' x 11'3			x	Above 4
Finished Floor (Total):	2,297 sq. ft.	Above	Master Bedroom	11'11 x 11'7			x	
Unfinished Floor:	0	Above	Bedroom	12' x 11'			x	
Grand Total:	2,297 sq. ft.	Above	Bedroom	10'8 x 8'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	14'3 x 17'4			x	
		Below	Bedroom	11'10 x 9'11			x	
		Below	Laundry	11'3 x 6'11			x	
Suite:							x	
Basement: Fully Finished							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Central Lonsdale private enclave of 12 newer West Coast Craftsman styled homes built in 2016 by Georgie Award winner Symphony Homes. 4 bdrms, 3 levels, private child-safe cul-de sac, oversized level fenced yard. Family floor plan, 3 bdrms up, open design living room w/ gas F/P, dining room w/ French doors to patio and family size yard, gourmet entertainment sized kitchen w/ Wolf stainless steel range, Bosch Built-in fridge, quartz countertops, island including breakfast bar. Mbdm, W/I closet, 5 piece ensuite. Basement, media/recrm and 4th bdrm/office w/ full bthrm/steam shower. 9 ft ceilings, radiant heat, A/C, Central Vac. Energy Star certified. You will love the location within a minutes walk to Carson Graham Secondary School, parks, hiking trails and Westview Shopping Centre.