

Active

R3161200

Board: V , Detached

House/Single Family

1417 WOODS DRIVE

North Vancouver

Capilano NV

V7R 1A6

\$2,799,000 (LP)

(SP)

Days on Market:42

Orig. Price: \$2,998,000

Prev. Price: \$2,998,000

List Date: 9/3/2026

Expiry Date: 1/31/2027

Seller's Acceptance Date:

Subject Removal Date:

Completion Date:

Meas. Type: Feet

Frontage (feet): 46.57

Frontage (metres): 14.19

Depth / Size: 190 x 43 ...

Lot Area (sq.ft.): 7,560.00

Lot Area (acres): 0.17

Flood Plain:

View: No ;

Complex/Subdiv: Lower Edgemont Village

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

If new, GST/HST inc?:

Bedrooms: 6

Bathrooms: 6

Full Baths: 5

Half Baths: 1

Rear Yard Exp: West

P.I.D.: 011-370-904

Approx. Year Built: 2007

Age: 19

Zoning: R2

Gross Taxes: \$9,010.35

For Tax Year: 2025

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Sewer Type: City/Municipal

Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: 3 R.I. Fireplaces:

Fireplace Fuel: Natural Gas

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Balcony(s), Fenced Yard, Patio(s)

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: 4

Covered Parking: 1

Parking Access: Side

Parking: Garage; Single

Driveway Finish: Asphalt, Paving Stone

Dist. to Public Transit: 2 blocks

Dist. to School Bus: 6

Title to Land: Freehold NonStrata

Land Lease Expiry Year:

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Wall/Wall/Mixed

Legal: LOT 32, BLOCK 1, PLAN VAP4740, DISTRICT LOT 601, NEW WESTMINSTER LAND DISTRICT, OF BLKS 1 TO 5 & 7 TO 9; & DL 607

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities:

Site Influences: Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener

Finished Floor (Main): 1,558	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,254	Main	Foyer	11'8x9'7	Below	Living Room	17'7x 16'2	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Living Room	11'8x14'6	Below	Kitchen	11'2x 12'3	Main 2
Finished Floor (Below): 0	Main	Dining Room	16'4x20'10	Below	Bedroom	8'7x 13'7	Above 6
Finished Floor (Basement): 1,749	Main	Kitchen	10'7x13'11	Below	Bedroom	10'7x 13'3	Above 3
Finished Floor (Total): 4,561 sq. ft.	Main	Eating Area	12'6x14'3	Below	Walk-In Closet	7'11x 6'8	Above 4
Unfinished Floor: 0	Main	Family Room	17'3x16'6	Below	Storage	8'5x 3'3	Bsmt 4
Grand Total: 4,561 sq. ft.	Main	Office	10'2x10'4	Below	Media Room	20'1x 16'9	Bsmt 4
Flr Area (Det'd 2nd Res): sq. ft.	Main	Laundry	5'10x6'8	Below	Kitchen	11'10x 13'4	
	Above	Primary Bedroom	18'x18'7	Below	Living Room	13'1x 8'11	
	Above	Walk-In Closet	9'2x10'10	Below	Den	7'11x 9'9	
	Above	Bedroom	10'x10'10			x	
	Above	Bedroom	9'3x13'3			x	
	Above	Bedroom	9'5x9'3			x	

Suite:

Basement: Fully Finished

Crawl/Bsmt. Ht: # of Levels: 3

of Kitchens: 3 # of Rooms: 23

Manuf Type: Registered in MHR?:

MHR#: CSA/BCE:

ByLaw Restrictions:

PAD Rental:

Maint. Fee:

List Broker 1: Royal LePage Sussex - Tom Hassan - Office: 604-925-2911

List Broker 2:

List Broker 3: tomhassan@gmail.com

List Desig Agt 1: Tom Hassan - Phone: 604-809-9777

List Desig Agt 2:

Buyer's Broker 1: 3

Buyer's Agent 1: 2.

Owner: GLORIA AURORA BARGEN

Commission: 3.22% ON FIRST \$100,000 AND 1.15% ON BALANCE

Appointments: Phone L.R. First

Call: Tom Hassan

Phone: 604-809-9777

Occupancy: Owner

Realtor No Touchbase. Text or email Tom Hassan 604-809-9777. 2 Bedroom basement suite is authorized according to District of North Vancouver

Remarks: permits office. Suite is not being rented. Additional studio suite could be for inlaws or VRBO. Great square footage and revenue.

1st time offered! Custom-built family home, private 7,560 sq. ft. corner lot at the end of a quiet child-safe cul-de-sac. Built in 2007 by the original owner/builder, this 4,560 sq. ft. residence offers 6 bedrooms and 5 full bathrooms, registered 2-bedroom suite and separate nanny/in-law accommodation with private entrances. The main floor features a gourmet kitchen with granite countertops, open-concept family room, home office, and elegant living room with soaring 15' coffered ceilings, sound proof media room/sound studio/mill shop. Upstairs:4 spacious bedrooms, including a luxurious primary suite. Walk to Edgemont Village, Murdo Fraser Park, Highlands Elementary and Handsworth Secondary. A rare opportunity in one of North Van's premier family neighbourhoods offering exceptional value.

RED Full Realtor 1 Page

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