



Presented by:  
**Tom Hassan**  
 Royal LePage Sussex - Tom Hassan  
 Phone: 604-809-9777  
<http://www.tomhassan.com>  
[tomhassan@gmail.com](mailto:tomhassan@gmail.com)



**Active** Residential Detached  
**R2506704** **\$2,198,000** (LP)  
 Board: V (SP)   
 House/Single Family **415 NEWDALE COURT**  
North Vancouver  
Upper Delbrook  
V7N 3H3



Sold Date:	Frontage (feet):	<b>77.00</b>	Original Price: <b>\$2,198,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1964</b>
Depth / Size: <b>110 IRR</b>	Bathrooms:	<b>4</b>	Age: <b>56</b>
Lot Area (sq.ft.): <b>8,250.00</b>	Full Baths:	<b>3</b>	Zoning: <b>RS3</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$8,731.58</b>
Rear Yard Exp: <b>Southwest</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>009-989-650</b>
			Tour: <b>Virtual Tour URL</b>

View: **Yes: Panoramic city harbour island**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>2 Storey w/Bsmt.</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: <b>Partly</b> # of Fireplaces: <b>2</b> Fireplace Fuel: <b>Wood</b> Water Supply: <b>City/Municipal</b> Fuel/Heating: <b>Forced Air, Natural Gas</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Wood</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Rear</b> Parking: <b>Garage; Double</b> Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b> Dist. to School Bus: Property Disc.: <b>Yes</b> PAD Rental: Fixtures Leased: <b>No</b> : Fixtures Rmvd: : Floor Finish: <b>Wall/Wall/Mixed</b>
---	---

Legal: **LOT 1, BLOCK 3, PLAN VAP8683, DISTRICT LOT 578, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 8'8	Below	Recreation Ro...	22'1 x 8'5			x
Main	Living Room	12'1 x 12'2	Below	Games Room	11'6 x 11'10			x
Main	Dining Room	19'1 x 12'9	Below	Den	10'1 x 4'1			x
Main	Kitchen	15'8 x 10'7	Below	Bedroom	9'9 x 8'4			x
Main	Family Room	17'6 x 14'2	Below	Laundry	11'5 x 6'1			x
Main	Office	9' x 10'1	Below	Utility	5'5 x 4'			x
Above	Master Bedroom	12'1 x 15'8						x
Above	Bedroom	10'4 x 8'8						x
Above	Bedroom	9'5 x 9'7						x
Above	Bedroom	9'5 x 8'8						x

Finished Floor (Main): <b>1,139</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: <b>399</b> Grg Dr Ht:
Finished Floor (Above): <b>804</b>	# of Kitchens: <b>1</b>	1	Main	2	No	
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	3	Yes	
Finished Floor (Basement): <b>806</b>	Suite:	3	Above	4	No	
Finished Floor (Total): <b>2,749 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	4	Yes	
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				
Grand Total: <b>2,749 sq. ft.</b>	Basement: <b>Fully Finished</b>	6				
		7				

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

**Panoramic city, bridge and island views on Upper Delbrook's favorite street. 3 levels, 5 bedrooms on 8,250 corner lot fronting 2 streets. Jaw dropping views from all 3 levels. Meticulously maintained and renovated over the years. Family buyers will love the traditional floor plan with oversized rooms including open living-dining area and connecting kitchen-family room and office all opening to large sundeck. Upstairs: 4 bedrooms and 2 full bathrooms including WI closet and ensuite in Mbdm. Lower level perfect for young kids or teenagers with recreation games room 5th ensuite bedroom and access to 400 sq.ft. attached 2 car garage. Bonus on lower level is the city views, level walk-out to private gardens and suite potential. Minutes from Delbrook Rec Centre, Edgemont Village, top schools.**