

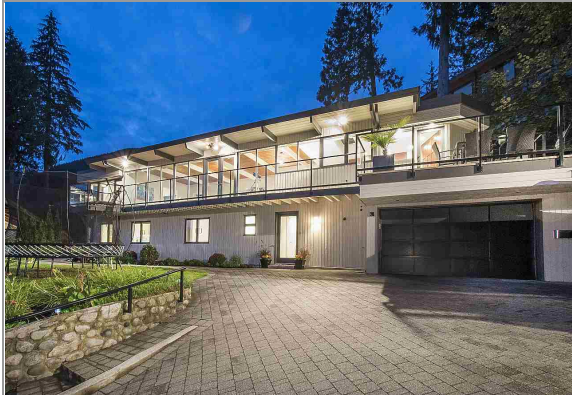


Presented by:  
**Tom A Hassan**  
 Royal LePage Sussex-Tom Hassan  
 Phone: 604-809-9777  
 www.tomhassan.com  
 tomhassan@gmail.com

**Active**  
**R2208005**  
 Board: V  
 House/Single Family

**564 BLUERIDGE AVENUE**  
 North Vancouver  
 Canyon Heights NV  
 V7R 2J2

Residential Detached  
**\$2,288,000** (LP)   
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size: **134.5 x 75 x**  
 Lot Area (sq.ft.): **8,970.00**  
 Flood Plain:  
 Rear Yard Exp: **North**  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **81.80**  
 Bedrooms: **5**  
 Bathrooms: **3**  
 Full Baths: **2**  
 Half Baths: **1**

Original Price: **\$2,288,000**  
 Approx. Year Built: **1958**  
 Age: **59**  
 Zoning: **SFD**  
 Gross Taxes: **\$8,970.00**  
 For Tax Year: **2017**  
 Tax Inc. Utilities?:  
 P.I.D.: **009-599-363**  
 Tour: **Virtual Tour URL**

View: **Yes: Panoramic Bridge, Water**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Reno. Year: **2008**  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single**

Dist. to Public Transit: **1 block** 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 VAP8399 LT 48 BLK C DL 578 LD 36**

Amenities:  
 Site Influences: **Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 15'10	Below	Bedroom	9'6 x 14'6			x
Main	Dining Room	12'9 x 16'3	Below	Storage	7'6 x 9'1			x
Main	Kitchen	13'1 x 11'10	Below	Foyer	5' x 5'			x
Main	Eating Area	9'1 x 7'9	Below	Utility	5' x 5'			x
Main	Family Room	19'2 x 14'			x			x
Main	Bedroom	9'6 x 14'6			x			x
Above	Master Bedroom	13'10 x 14'9			x			x
Above	Walk-In Closet	7' x 9'			x			x
Below	Bedroom	9'10 x 11'5			x			
Below	Bedroom	9'10 x 11'3			x			

Finished Floor (Main):	<b>1,512</b>	# of Rooms:	<b>14</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>491</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>			Barn:
Finished Floor (Below):	<b>924</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>4</b>	<b>No</b>			Pool:
Finished Floor (Total):	<b>2,927 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5						Door Height:
Grand Total:	<b>2,927 sq. ft.</b>	Basement: <b>Fully Finished, Part</b>		6						
				7						
				8						

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

**Stylish Contemporary Canyon Heights panoramic views of Lions Gate Bridge harbour and Vancouver Island. Completely re-built and renovated to perfection in 2010 and effectively 7 years old. Gourmet dream kitchen with custom cabinetry, ceasarstone countertops, Wolf range, cozy eating area. Families and Entertainers will love the open plan kitchen-dining-family room. Versatile floor plan allows 3-5 bedrooms. Jaw dropping views from main floor rooms. You will love the private staircase to the upper master suite complete with 4 Seasons style 5 piece ensuite w/ soaker tub WI closet, balcony and views! Oversized 8,970 square foot lot on private cul-de-sac minutes from all the best amenities- the new Delbrook Community Centre, Edgemont Village, Westview Shopping and Handsworth Secondary School.**