

Presented by:
Tom Hassan
 Royal Le Page Sussex - Tom Hassan
 Phone: 604-925-2911 Cell: 604-809-9777
 Email: tom@tomhassan.com
 Website: www.tomhassan.com

North Vancouver, Canyon Heights NV Residential Detached
5256 MALASPINA PL, V7R 4M1 **MLS# V1109270**
Active



List Price: \$1,388,000

Complex/Subdiv:

Frontage: 65.00 ft	Bedrooms: 4	PID: 007-755-996
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 7440.00	Full Baths: 3	Approx Yr Blt: 1975
Rear Yard Exp:	Half Baths: 0	Age at List Date: 40
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,958 (2014)
Flood Plain:	Zoning: SFD	

View: Y - Water View
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Split Entry, 2 Storey	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Fibreglass	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring:	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 2	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Wood	Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAP14725 LT 102 BLK A DL 593 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 15'	Below	Sauna	6' X 5'			X
Main F.	Kitchen	11' X 9'						X
Main F.	Dining	12' X 10'						X
Main F.	Master Bedroom	15' X 12'						X
Main F.	Bedroom	12' X 11'						X
Main F.	Bedroom	11' X 11'						X
Main F.	Eating Area	11' X 9'						X
Below	Recreation Room	35' X 15'						X
Below	Bedroom	10' X 10'						X
Below	Laundry	10' X 8'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,460	Total # Rooms:	11
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	1,200	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,660	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	2,660		8

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

One of North Vancouver's most desirable neighbourhoods. This 2700 square foot 4 bedroom home has been very well maintained and features panoramic southwesterly views. Family plan with 3 bedrooms on main floor and additional bedroom on lower level. Private and quiet cul-de-sac and backyard backs onto greenbelt for added privacy. This is a fantastic opportunity. Within a few minutes drive to Handsworth Secondary School.