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

Sign of Nome: Split Entry, 2 Storey Foot Total Parking: Converted Park	North Vancouver, Canyon Heights NV	MLS# V11092	270 Residential Detached
Issue of the second state of the se	5 0		
Style of Home: Split Entry. 2 Story Frontage: 65.00 ft Betrooms: 4 P10: 0.07.755.99.6 House Visite: Lot Area Strift: 7.440.00 Full Baths: 3 Agora Ust Date: 4.0 Was Type:: Feet If New GST/HST Incl: 3 Agora Ust Date: 4.0 Was Type:: Feet If New GST/HST Incl: 12825 6.958 (2014) Style of Home: Split Entry. 2 Story Sev. Connected: Electricity, Natural Gas, Sanitary Sewer, Water Covered Parking: 2 Style of Home: Split Entry. 2 Story Wood Parking Acaess: Front Covered Parking: 2 Style of Home: Split Entry. 2 Story R/I Plumbing: Data Parking: Da			Active
Construction: Frame - Wood Concerner Parking Access: Fort to the perimeter of the perimeter		Frontage: 65.00 ft Bed Depth/Size: Batt Lot Area SqFt: 7440.00 Full Rear Yard Exp: Half Meas Type: Feet If N Flood Plain: Zoni View: Y - Water View	rooms: 3 Type: House/Single Family Baths: 3 Approx Yr Blt: 1975 Baths: 0 Age at List Date: 40 ew GST/HST Incl: Taxes: \$6,958 (2014) ng: SFD
Rainscream: K/l Plumbing: Dis to Public Trans: Dist to School Bus: Type of Roof: Fibreglass Reno Year: Possession: Registered Owner Renovations: Reno Year: Seller's Interest: Registered Owner No of Fireplaces: Proceed Air, Natural Gas Nortgage Info So No. of Fireplaces: Gas - Natural, Wood Out Buildings: Y Outdoor Area: Fenced Yard, Patio (s) & Deck (s) Poste Sicolosure: Y Pad Rental: Fiste Influences: Fenced Yard, Patio (s) & Deck (s) Out Buildings: Y Pad Rental: Fiste Influences: Fenced Yard, Patio (s) & Deck (s) Poster Sicolosure: Y Fist Removed: Pimensions Floor Type Dimensions Y Main F. Living Room 20' X 15' Below Sauna 6' X 5' Floor Type Mimensions Main F. Living Room 12' X 15' Below Sauna 6' X 5' X Main F. Bedroom 12' X	Construction: Frame - Wood Foundation: Concrete Perimeter	Parking Ad	ccess: Front
Water Supply: City/Municipal Mortgage Info: \$0 Heat/Fuel: Forced Air, Natural Gas Property Disclosure: Y No. of Fireplaces: 2 R/I Fireplaces:: Property Disclosure: Y Fireplace Fuel: Gas - Natural, Wood Out Buildings: Out Buildings: Out Buildings: Outdoor Area: Fenced Yard, Patio(s) & Deck(s) Pad Rental: Fireplaces: Y Fixt Removed: Itemstone Fenced Yard, Patio(s) & Deck(s) Pad Rental: Fireplaces: Elogi: PL VAP14725 LT 102 BLK A DL 593 LD 36 GROUP 1. Amenilies: Site Influences: Feorematic State	Rainscreen: Type of Roof: Fibreglass	Reno Year: Possession Title to La	nd: Freehold NonStrata
Fireplace Fuel: Gas - Natural, Wood Out Buildings: Outdoor Area: Fenced Yard, Patio(s) & Deck(s) Pad Rental: Fixth Removed: Fixth Removed: Fixth Removed: Legal: PL VAP14725 LT 102 BLK A DL 593 LD 36 GROUP 1. Amenities: Site Influences: Fatures Incl: Floor Pue Dimensions Floor Type Dimensions: Floor Type Dimensions Fatures Incl: Floor Type Dimensions Below Sauna 6' X 5' X Main F. Natster Bedroom 12' X 10' X Main F. Bedroom 12' X 11' X X X Main F. Bedroom 12' X 11' X X X Main F. Bedroom 12' X 11' X X X Main F. Bedroom 10' X 10' X Below Bedroom 10' X 10' X	Water Supply: City/Municipal Heat/Fuel: Forced Air, Natural Gas	Mortgage	Info: \$0
Amenities: Site Influences: Features Incl: Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions X 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 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 Recreation Room 35'X 15' X Below Recreation Room 10'X 10' X Below Laundry 10'X 8' X Floor Area (SqFt): Main Floor Area SqFt: 1,460 Total # Rooms: 11 1 Finished Floor Up SqFt: 0 # Kitchens: 1 Finished Floor Down: 1,200 Finished Levels: 2 Finished Floor Down: 1,200 Finished Levels: 2 Unfinished Floor SqFt: 2,660 Basement Area: None 6 Unfinished Floor SqFt: 2,660 Basement Area: None 6 Unfinished Floor: 0 Suite: 7	Outdoor Area: Fenced Yard, Patio(s) & Pad Rental: Fixtures Leas: N		ngs:
Main F. Living Room 20' X 15' Below Sauna 6' X 5' X Main F. Dining 12' X 10' X X X Main F. Dining 12' X 10' X X X Main F. Bedroom 15' X 12' X 10' X Main F. Bedroom 11' X 11' X X X Main F. Bedroom 11' X 11' X X X Main F. Bedroom 11' X 11' X X X Main F. Bedroom 11' X 11' X X X Main F. Eating Area 11' X 9' X X X Below Recreation Room 35' X 15' X X X Below Laundry 10' X 8' X X Floor Area SqF1: 1,460 Total # Rooms: <	Amenities: Site Influences:	LK A DL 593 LD 36 GROUP 1.	
Main F. Dining 12' X 10' X X X Main F. Master Bedroom 15' X 12' X X X Main F. Bedroom 12' X 11' X X X X Main F. Bedroom 11' X 11' X Y X Main F. Bedroom 11' X 11' X Y X Main F. Bedroom 11' X 11' X Y X Main F. Eating Area 11' X 9' X X X X Below Recreation Room 35' X 15' X X X X Below Laundry 10' X 8' X X X Main Floor Area (SqFt): 0 # Kitchens: 11 1 3 Piece; Ensuite: Y; Level: Main F. Ensuite: Y; Level: Main F. Floor Area (SqFt): 0 Grawl/Bsmt Height: 4 Selow 3 3 Piece; Ensuite: N; Level: Below A	Main F. Living Room 20' X 15	5' Below Sauna	6' X 5' X
Main F.Bedroom12'X11'XXMain F.Bedroom11'X11'XXMain F.Eating Area11'X9'XXBelowRecreation Room35'X15'XXBelowBedroom10'X10'XXBelowBedroom10'X10'XXBelowLaundry10'X8'XXEloor Area (SqFt):10'X8'XXMain Floor Area SqFt:1,460Total # Rooms:1113 Piece; Ensuite: Y; Level: Main F.Finished Floor Up SqFt:0# Kitchens:124 Piece; Ensuite: N; Level: Main F.Finished Floor Down:1,200Finished Levels:233 Piece; Ensuite: N; Level: BelowFinished Floor SqFt:0Crawl/Bsmt Height:45Unfinished Floor:0Suite:76			
Main F.Bedroom11'X11'XXXMain F.Eating Area11'X9'XXXBelowRecreation Room35'X15'XXXBelowBedroom10'X10'XXXXBelowLaundry10'X8'XXXFloor Area (SqFt):10'X8'XXMain Floor Area SqFt:1,460Total # Rooms:111 3 Piece; Ensuite: Y; Level: Main F.Finished Floor Up SqFt:0# Kitchens:12 4 Piece; Ensuite: N; Level: Main F.Finished Floor Down:1,200Finished Levels:23 3 Piece; Ensuite: N; Level: BelowFinished Floor SqFt:0Crawl/Bsmt Height:4Total Finished Floor:0Suite:7			
Main F.Eating Area11'X9'XXBelowRecreation Room35'X15'XXBelowBedroom10'X10'XXBelowLaundry10'X8'XFloor Area (SqFt):///////////////////////////////			
Below Bedroom 10' X 10' X X Below Laundry 10' X 8' X Floor Area (SqFt): No X Main Floor Area SqFt: 1,460 Total # Rooms: 11 Finished Floor Up SqFt: 0 # Kitchens: 1 2 4 Piece; Ensuite: N; Level: Main F. Finished Floor Down: 1,200 Finished Levels: 2 3 3 Piece; Ensuite: N; Level: Below Finished Floor SqFt: 0 Crawl/Bsmt Height: 4 4 Total Finished Floor: 0 Suite: 7			
Below Laundry 10' X 8' X Floor Area (SqFt): Main Floor Area SqFt: 1,460 Total # Rooms: 11 1 3 Piece; Ensuite: Y; Level: Main F. Main Floor Area SqFt: 0 # Kitchens: 1 2 4 Piece; Ensuite: N; Level: Main F. Finished Floor Down: 1,200 Finished Levels: 2 3 3 Piece; Ensuite: N; Level: Below Finished Floor SqFt: 0 Crawl/Bsmt Height: 4 4 Total Finished Floor SqFt: 2,660 Basement Area: None 5 0 Suite: 7 7			
Floor Area (SqFt): Bathrooms Main Floor Area SqFt: 1,460 Total # Rooms: 11 1 3 Piece; Ensuite: Y; Level: Main F. Finished Floor Up SqFt: 0 # Kitchens: 1 2 4 Piece; Ensuite: N; Level: Main F. Finished Floor Down: 1,200 Finished Levels: 2 3 3 Piece; Ensuite: N; Level: Below Finished Floor SqFt: 0 Crawl/Bsmt Height: 4 Total Finished Floor SqFt: 2,660 Basement Area: None 6 Unfinished Floor: 0 Suite: 7			
Main Floor Area SqFt: 1,460 Total # Rooms: 11 1 3 Piece; Ensuite: Y; Level: Main F. Finished Floor Up SqFt: 0 # Kitchens: 1 2 4 Piece; Ensuite: N; Level: Main F. Finished Floor Down: 1,200 Finished Levels: 2 3 3 Piece; Ensuite: N; Level: Below Finished Floor SgFt: 0 Crawl/Bsmt Height: 4 Total Finished Floor SqFt: 2,660 Basement Area: None Unfinished Floor: 0 Suite: 7	5		
Total Finished Floor SqFt: 2,660 Basement Area: None 5 Unfinished Floor: 0 Suite: 7	Main Floor Area SqFt:1,460Finished Floor Up SqFt:0Finished Floor Down:1,200	# Kitchens: 1 Finished Levels: 2	 3 Piece; Ensuite: Y; Level: Main F. 4 Piece; Ensuite: N; Level: Main F. 3 Piece; Ensuite: N; Level: Below
Unfinished Floor: 0 Suite: 7		5	5
		Suite:	7
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.