



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

Active **R2301924** **1007 PROSPECT AVENUE** Residential Detached
 Board: V North Vancouver **\$2,135,000** (LP)
 House/Single Family Canyon Heights NV (SP)
 V7R 2M5



Sold Date: Frontage (feet): **66.00** Original Price: **\$2,135,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1955**
 Depth / Size: **142** Bathrooms: **3** Age: **63**
 Lot Area (sq.ft.): **9,372.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,485.85**
 Rear Yard Exp: **South** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-155-546**
 Tour:
 View: **No**
 Complex / Subdiv: **Canyon Heightgs**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single**
 Exterior: **Hardi Plank** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: **2007**
 Renovations: **Completely** R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Property Disc.: **Yes**
 Water Supply: **City/Municipal** PAD Rental:
 Fuel/Heating: **Natural Gas** Fixtures Leased: **No**
 Outdoor Area: **Fenced Yard, Sundeck(s)** Fixtures Rmvd: **:**
 Type of Roof: **Asphalt** Floor Finish:

Legal: **PL VAP1792 LT 3 BLK D DL 594 LD 36. PART N 1/2, GROUP 1.**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 12'8	Below	Bedroom	13'5 x 9'4			x
Main	Dining Room	14'1 x 10'3	Below	Living Room	9'10 x 9'9			x
Main	Kitchen	17'0 x 10'4	Below	Kitchen	13'8 x 7'1			x
Main	Master Bedroom	15'11 x 10'9						x
Main	Walk-In Closet	9'0 x 7'3						x
Main	Bedroom	9'0 x 9'1						x
Main	Bedroom	9'0 x 8'1						x
Main	Foyer	7'2 x 5'4						x
Below	Recreation	16'8 x 9'8						x
Below	Bedroom	11'2 x 9'4						x

Finished Floor (Main):	1,278	# of Rooms:	13	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Above	3	Yes			Barn:
Finished Floor (Below):	985	# of Levels:	2	2	Main	4	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Below	3	No			Pool:
Finished Floor (Total):	2,263 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5						Door Height:
Grand Total:	2,263 sq. ft.	Beds not in Basement:	5	6						
		Basement:	Fully Finished	7						
				8						

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

Canyon Heights simple perfection. Completely re-built and effectively 11 years old. Open family plan living, dining, gourmet kitchen w/ huge eating granite island connecting to covered sundeck overlooking private soccer field sized fenced sunny backyard. Stunning custom mill work 2 bathrooms on main floor w/ spacious master suite. Deluxe kitchen w/ wood cabinetry and stainless steel appliances. Solid walnut floors, Hearty board siding. Lower floor features additional 4th bedroom and registered self-contained 1 bedroom suite w/ separate entrance. Families will love the completely flat treeless backyard with southern exposure located on one of Canyon Heights quietest streets. Handsworth Secondary catchment! This beautifully renovated home is in move-in condition...sure to impress!