



4130 Quarry Court Offered at \$3,398,000

Enjoy city views from this gorgeous one owner 5 (could be 7) bedroom, 4 bathroom Braemar family home. The huge 1,870 sq. ft. main floor includes family room and breakfast nook off the kitchen, den, spacious dining room and grand living room with vaulted ceilings. The upper floor offers 4 bedrooms including a spacious master suite with walk in closet. The lower level includes a potential 1 to 2 bedroom suite with renovated kitchen, spa-like bathroom, impressive gym space and workshop. A gorgeous offering situated on a 10,288 sq. ft. lot in a fantastic neighbourhood with no neighbours and a park property to the west.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active

R2696458

Board: V

House/Single Family

4130 QUARRY COURT

North Vancouver

Braemar

V7K 3C3

Residential Detached

\$3,398,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,398,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1992**
 Frontage(feet): **98.43** Bathrooms: **4** Age: **30**
 Frontage(metres): **30.00** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **131.234 IRR** Half Baths: **1** Gross Taxes: **\$8,794.61**
 Lot Area (sq.ft.): **10,288.00** Rear Yard Exp: **Southeast** For Tax Year: **2021**
 Lot Area (acres): **0.24** P.I.D.: **015-893-456** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: **Virtual Tour URL**
 View: **Yes: partial city view**
 Complex/Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: _____ Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **2** R.I. Fireplaces: _____
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2022**
 Rain Screen: **No**
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Paving Stone**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: LOT 2, BLOCK B, PLAN VAP22736, DISTRICT LOT 2004, NEW WESTMINSTER LAND DISTRICT

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,870	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,302	Main	Living Room	18'5 x 15'0	Below	Living Room	18'10 x 14'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'1 x 13'1	Below	Dining Room	14'6 x 11'7	Main	2
Finished Floor (Below):	1,871	Main	Kitchen	13'6 x 12'7	Below	Kitchen	12'0 x 11'3	Above	6
Finished Floor (Basement):	0	Main	Eating Area	12'7 x 9'11	Below	Bedroom	13'2 x 10'11	Above	5
Finished Floor (Total):	5,043sq. ft.	Main	Family Room	19'3 x 14'9	Below	Gym	28'3 x 14'4	Below	3
Unfinished Floor:	0	Main	Den	12'6 x 11'2	Below	Workshop	18'1 x 12'6		
Grand Total:	5,043sq. ft.	Main	Laundry	10'4 x 7'2	Below	Storage	8'5 x 6'5		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	10'1 x 9'11			x		
Suite:		Above	Master Bedroom	19'2 x 13'3			x		
Basement:None		Above	Walk-In Closet	8'10 x 7'3			x		
		Above	Bedroom	12'9 x 11'3			x		
		Above	Bedroom	12'7 x 11'9			x		
		Above	Bedroom	12'7 x 10'5			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 20	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



ERIC CHRISTIANSEN

eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

BRG

**4130 QUARRY COURT
NORTH VANCOUVER**

MAIN FLOOR 1,870 SQ.FT.

UPPER FLOOR 1,302 SQ.FT.

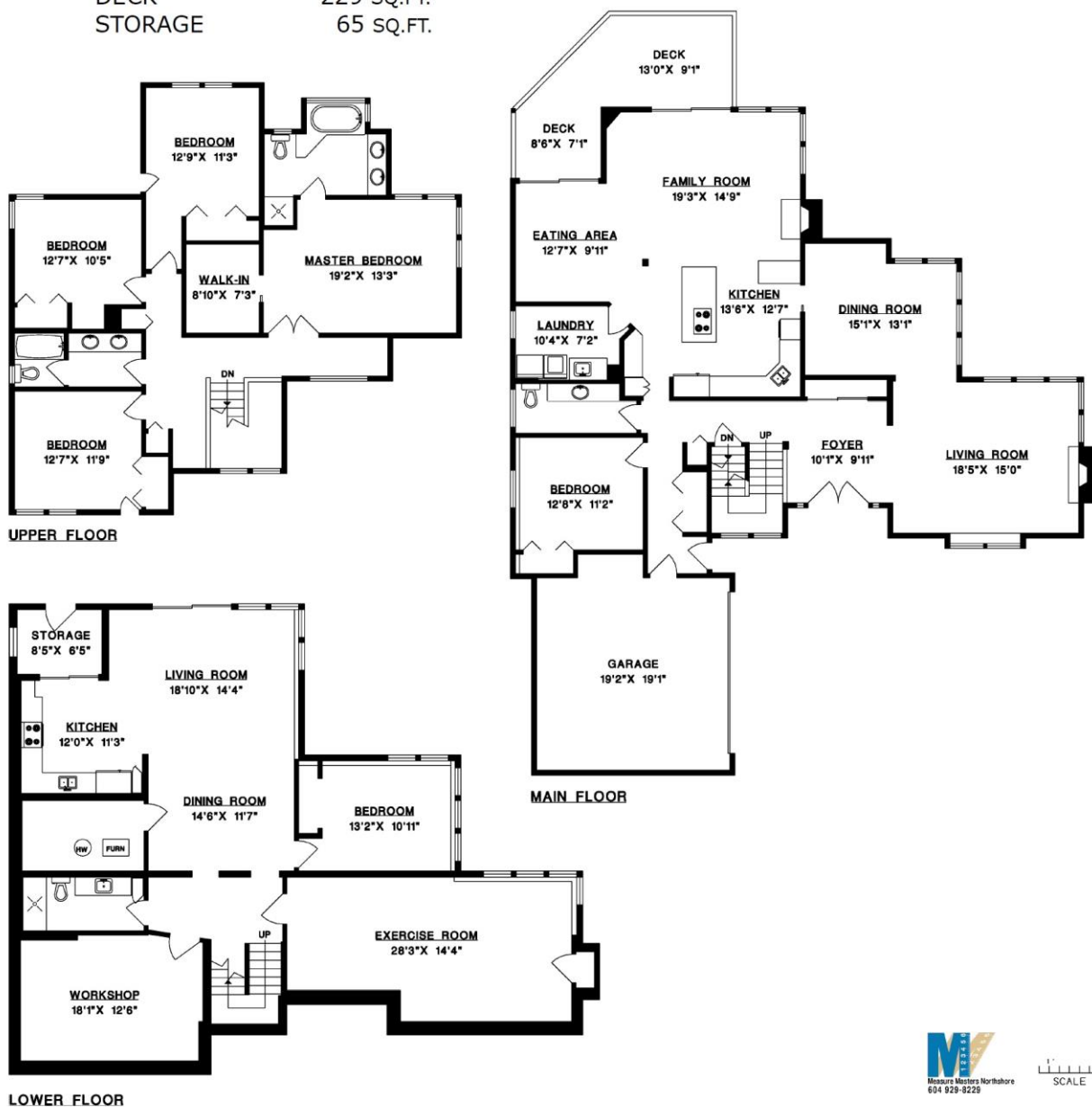
LOWER FLOOR 1,871 SQ.FT.

TOTAL 5,043 SQ.FT.

GARAGE 412 SQ.FT.

DECK 229 SQ.FT.

STORAGE 65 SQ.FT.



ERIC CHRISTIANSEN

eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1