

2673 Terrace Avenue Offered at \$2,879,000

This gorgeous family home is situated on a private 8,250 sq. ft. property with an entertainment oasis back yard. Features of this 4,385 sq. ft. home include high ceilings, 5 bedrooms in the main house, level access to the back yard and a self-contained suite with an additional 2 bedrooms (tenant would love to stay). The home is gorgeous from the level front driveway to the incredible back yard with covered concrete patio, hot tub and level artificial turf yard with space for a swimming pool. Just minutes to downtown and a short walk to Edgemont Village and recreation.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2716834
 Board: V
 House/Single Family

2673 TERRACE AVENUE

North Vancouver
 Capilano NV
 V7R 1B5

Residential Detached
\$2,879,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,879,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2007
Frontage(feet): 53.22	Bathrooms: 6	Age: 15
Frontage(metres): 16.22	Full Baths: 6	Zoning: RSMF
Depth / Size: 156.49 IRR	Half Baths: 0	Gross Taxes: \$10,083.56
Lot Area (sq.ft.): 8,250.00	Rear Yard Exp: West	For Tax Year: 2021
Lot Area (acres): 0.19	P.I.D.: 011-370-874	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Fibre Cement Board	Driveway Finish: Paving Stone		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 3	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: No		
Fuel/Heating: Hot Water, Natural Gas, Radiant	Floor Finish: Hardwood, Wall/Wall/Mixed		
Outdoor Area: Patio(s) & Deck(s)			
Type of Roof: Asphalt			

Legal: **LOT 31, BLOCK 1, PLAN VAP4740, DISTRICT LOT 601, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLKS 1 TO 5 & 7 TO 9, & DL 607**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Finished Floor (Main):	1,521	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,365	Main	Living Room	13'5 x 12'4	Below	Recreation Room	12'6 x 11'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'5 x 10'0	Below	Flex Room	10'7 x 10'0	Main 4
Finished Floor (Below):	1,499	Main	Kitchen	13'11 x 13'1	Below	Bedroom	9'10 x 7'10	Above 6
Finished Floor (Basement):	0	Main	Eating Area	11'2 x 8'5	Below	Living Room	16'2 x 10'9	Above 4
Finished Floor (Total):	4,385sq. ft.	Main	Family Room	17'4 x 16'7	Below	Dining Room	12'3 x 10'2	Above 3
Unfinished Floor:	0	Main	Office	10'8 x 9'10	Below	Kitchen	13'0 x 9'4	Below 4
Grand Total:	4,385sq. ft.	Main	Laundry	13'6 x 6'5	Below	Bedroom	10'6 x 8'7	Below 4
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	10'9 x 8'6	Below	Bedroom	9'9 x 9'9	
Suite:		Above	Master Bedroom	18'11 x 13'11			x	
Basement:None		Above	Walk-In Closet	13'11 x 6'11			x	
		Above	Bedroom	18'11 x 12'10			x	
		Above	Bedroom	9'10 x 9'7			x	
		Above	Bedroom	9'10 x 9'6			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 2	# of Rooms: 21	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.

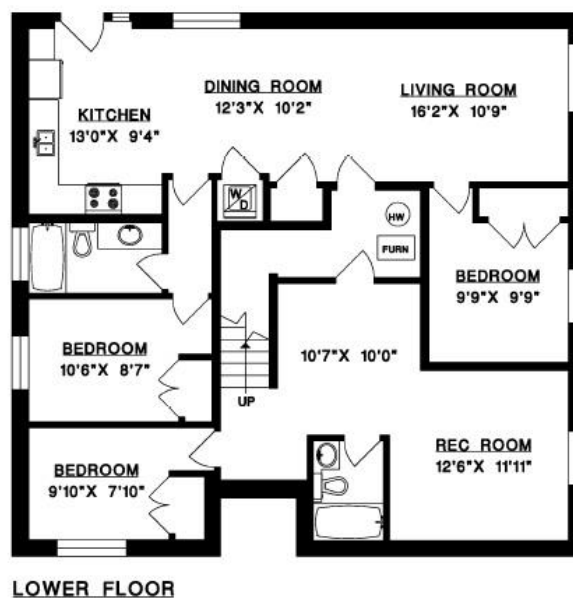
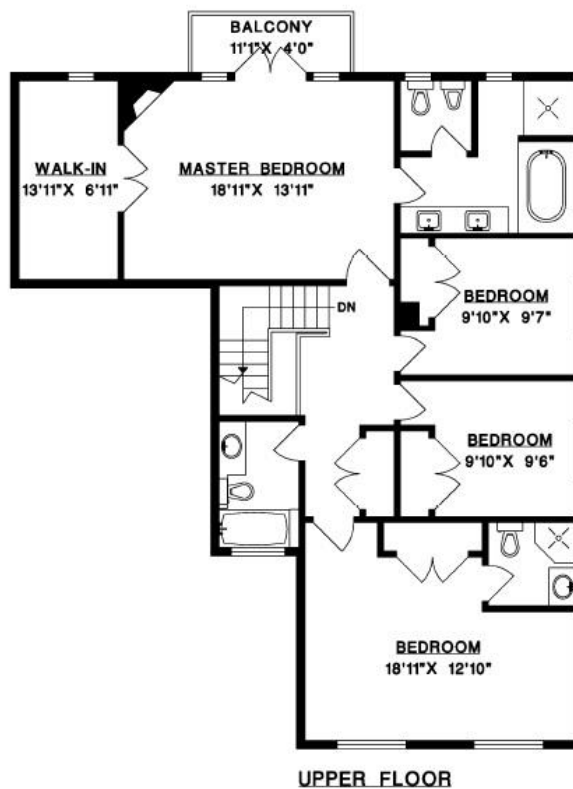


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2673 TERRACE AVENUE
NORTH VANCOUVER

MAIN FLOOR	1,521 SQ.FT.
UPPER FLOOR	1,365 SQ.FT.
LOWER FLOOR	1,499 SQ.FT.
TOTAL	4,385 SQ.FT.
GARAGE	418 SQ.FT.
BALCONY	50 SQ.FT.



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