


#6 – 1960 Glenaire Drive Offered at \$1,749,000

This gorgeous home is situated in a prime developing area of North Vancouver making it not only an incredible place to live but a great investment. The views and sounds of Capilano River are magical. Features of this 4 bedroom, 3 bathroom home include hardwood floors, luxurious Gageneau appliances, 2 car covered parking (one private garage), folding doors to riverside patio and too much more to list. Enjoy living in this like new home just minutes from downtown, trails and shopping. Also offering air-conditioning, heat pump and mud room with custom built ins off the garage.



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

Active R2734923 Board: V Townhouse		6 1960 GLENAIRE DRIVE North Vancouver Pemberton NV V7P 1Y1		Residential Attached \$1,749,000 (LP) (SP)																																																																																											
		Sold Date: Meas. Type: Feet Frontage(feet): Frontage(metres): Depth / Size (ft.): Sq. Footage: 0.00 Flood Plain: View: Yes : Capilano River views Complex / Subdiv: Holland Row First Nation Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type:		If new,GST/HST inc?: Bedrooms: 4 Bathrooms: 3 Full Baths: 2 Half Baths: 1 P.I.D.: 031-176-925 Original Price: \$1,749,000 Approx. Year Built: 2020 Age: 2 Zoning: CD100 Gross Taxes: \$6,724.38 For Tax Year: 2022 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																											
Style of Home: 3 Storey w/Bsmt. Construction: Frame - Wood Exterior: Brick, Wood Foundation: Concrete Perimeter		Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage Underbuilding Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Hardwood, Wall/Wall/Mixed																																																																																													
Renovations: # of Fireplaces: 1 R.I. Fireplaces: Fireplace Fuel: Electric Fuel/Heating: Electric, Forced Air, Heat Pump Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt		Reno. Year: Rain Screen: Full Metered Water: R.I. Plumbing:																																																																																													
Legal: STRATA LOT 6, PLAN EPS6563, DISTRICT LOT 764, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V																																																																																															
Amenities: Air Cond./Central, In Suite Laundry																																																																																															
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave																																																																																															
Finished Floor (Main): 607 Finished Floor (Above): 607 Finished Floor (AbvMain2): 603 Finished Floor (Below): 171 Finished Floor (Basement): 0 Finished Floor (Total): 1,988 sq. ft. Unfinished Floor: 0 Grand Total: 1,988 sq. ft.		Units in Development: 23 Exposure: Mgmt. Co's Name: AWM Alliance Maint Fee: \$636.67 Maint Fee Includes: Garbage Pickup, Gardening, Gas, Management		Tot Units in Strata: 23 Locker: No Storeys in Building: Mgmt. Co's #: 604-685-3227 Council/Park Apprv?:																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: # of Levels: 4 # of Kitchens: 1 # of Rooms: 10		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: Short Term (<1yr)Rnt/Lse Alwd?: Yes Short Term Lse-Details: No rentals less than 30 days																																																																																													
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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.

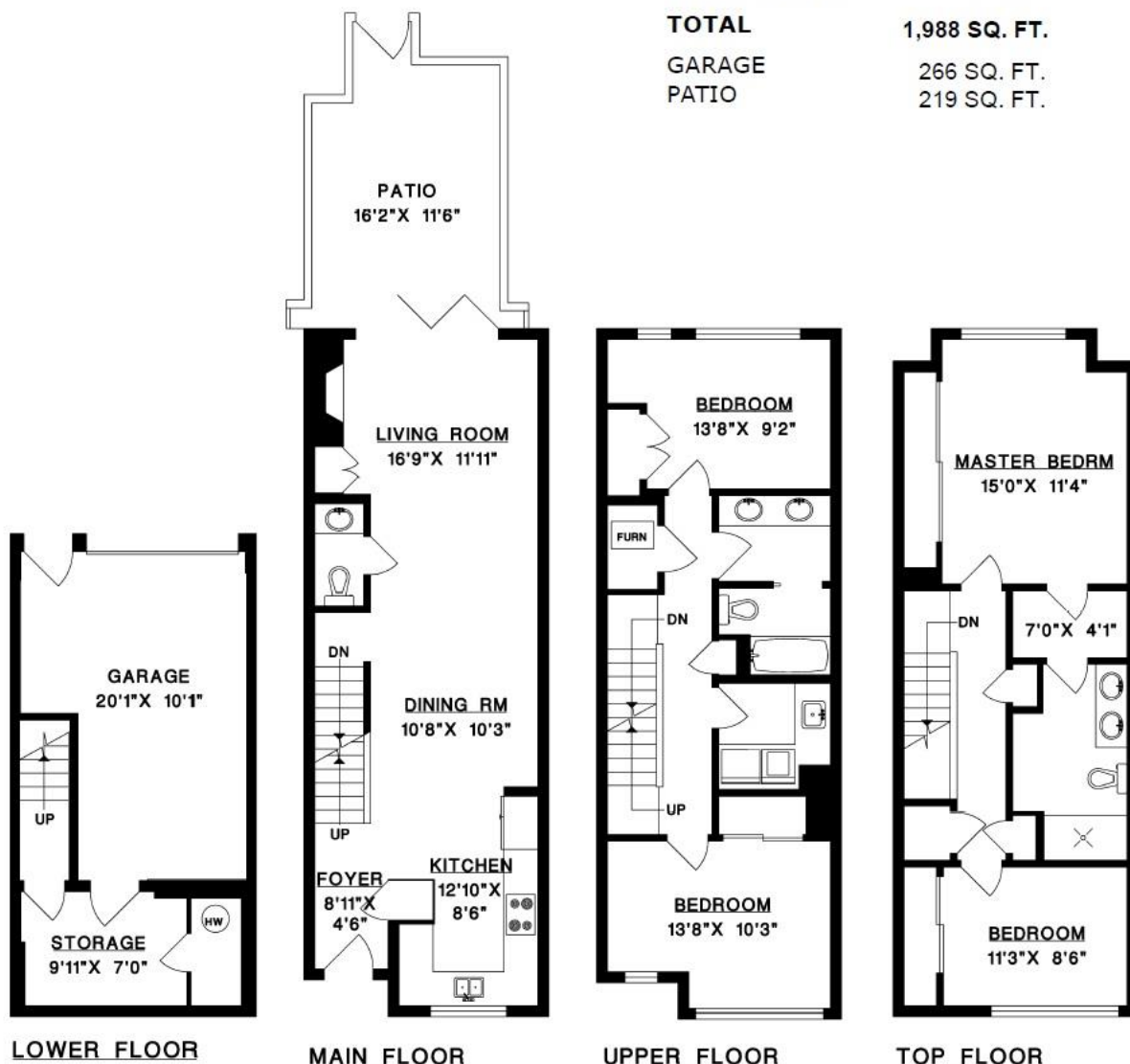


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**#6 - 1960 GLENAIRE DRIVE
NORTH VANCOUVER**

MAIN FLOOR	607 SQ. FT.
TOP FLOOR	607 SQ. FT.
UPPER FLOOR	603 SQ. FT.
LOWER FLOOR	171 SQ. FT.
TOTAL	1,988 SQ. FT.
GARAGE	266 SQ. FT.
PATIO	219 SQ. FT.



SQUARE FOOTAGE MEASUREMENTS PROVIDED BY THE DEVELOPER



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