



1197 Tall Tree Lane Offered at \$3,480,000



This stunning home was designed by renowned architect Ed Berwick and executed by award winning builder, Barrett Group Custom Builders. This 2,858 sq. ft four bedroom, three bathrooms home is an example of a minimalist approach to West Coast modern design that still offers maximum functionality. Every detail of this home has been meticulously considered and executed, from the custom millwork to the integrated appliances to the cantilevered loft. An incredible architectural home with feature 30 ft. high ceilings and massive windows to take in the picturesque parklike 13,687 sq. ft. property. This one of a kind home in one of North Vancouver's most desirable neighbourhoods is available for immediate possession.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3094553
 Board: V
 House/Single Family

1197 TALL TREE LANE

North Vancouver
 Canyon Heights NV
 V7R 1W6

Residential Detached

\$3,480,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,480,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1975**
 Frontage(feet): **118.32** Bathrooms: **3** Age: **51**
 Frontage(metres): **36.06** Full Baths: **3** Zoning: **RSSG**
 Depth / Size: **183.79 IRR** Half Baths: **0** Gross Taxes: **\$9,682.11**
 Lot Area (sq.ft.): **13,687.00** Rear Yard Exp: **Southwest** For Tax Year: **2025**
 Lot Area (acres): **0.31** P.I.D.: **006-708-421** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations: **Completely**
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2015**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
 Parking: **Open**
 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: :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 2, BLOCK 19, PLAN VAP15259, DISTRICT LOT 597, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

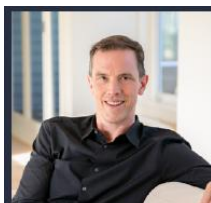
Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	1,123	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	923	Main	Living Room	13'11 x 12'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'11 x 10'0			x	Main 3
Finished Floor (Below):	812	Main	Kitchen	15'3 x 12'0			x	Above 9
Finished Floor (Basement):	0	Main	Bedroom	13'1 x 9'6			x	Below 4
Finished Floor (Total):	2,858sq. ft.	Main	Bedroom	9'11 x 9'8			x	
Unfinished Floor:	0	Main	Foyer	10'7 x 7'4			x	
Grand Total:	2,858sq. ft.	Above	Primary Bedroom	11'10 x 11'9			x	
		Above	Walk-In Closet	24'10 x 6'0			x	
		Above	Family Room	21'3 x 14'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	12'1 x 11'7			x	
		Below	Bedroom	14'3 x 12'1			x	
Suite:		Below	Storage	11'7 x 4'0			x	
Basement:None		Below	Laundry	7'6 x 5'5			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	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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NORTH VANCOUVER

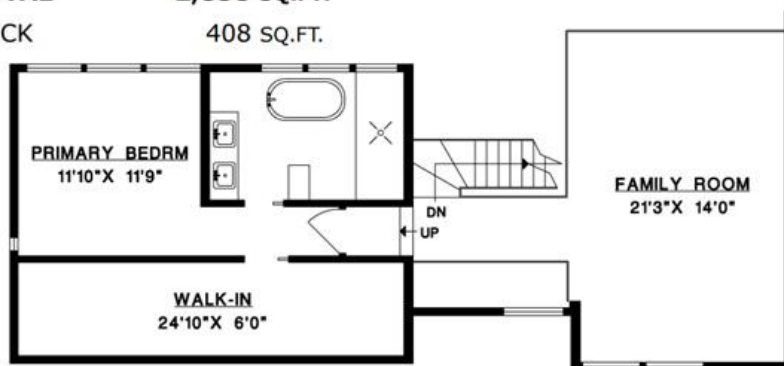
MAIN FLOOR 1,123 SQ.FT.

UPPER FLOOR 923 SQ.FT.

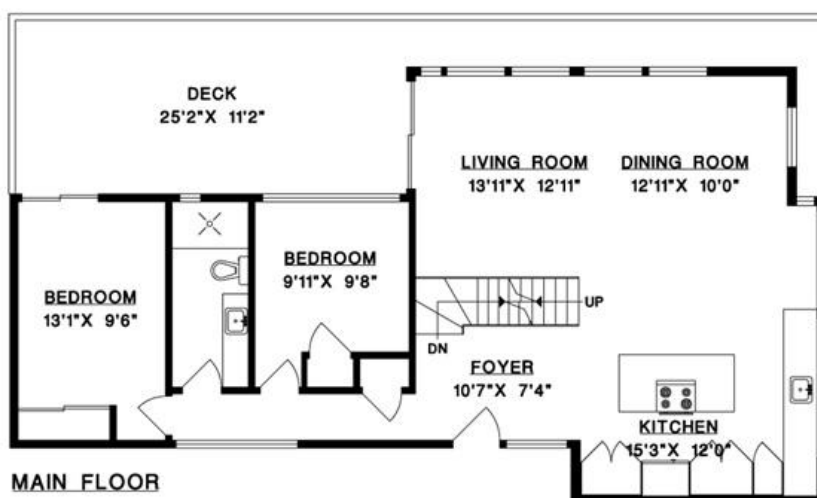
LOWER FLOOR 812 SQ.FT.

TOTAL 2,858 SQ.FT.

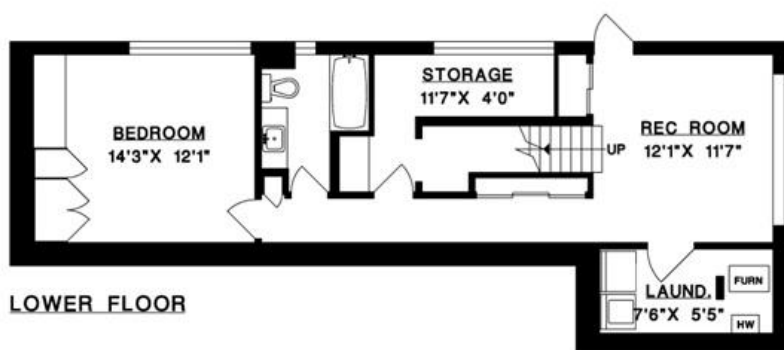
DECK 408 SQ.FT.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

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