



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

SUBSTANTIALLY REBUILT IN 2015. 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
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604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active**R3094553**

Board: V

House/Single Family

1197 TALL TREE LANENorth Vancouver
Canyon Heights NV
V7R 1W6

Residential Detached

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

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: **\$11,129.93**
 Lot Area (sq.ft.): **13,687.00** Rear Yard Exp: **Southwest** For Tax Year: **2024**
 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
		Main	Bedroom	9'11 x 9'8			x	
Finished Floor (Total):	2,858sq. ft.	Main	Foyer	10'7 x 7'4			x	
Unfinished Floor:	0	Above	Primary Bedroom	11'10 x 11'9			x	
Grand Total:	2,858sq. ft.	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	
		Below	Storage	11'7 x 4'0			x	
		Below	Laundry	7'6 x 5'5			x	
Suite:								
Basement:None								
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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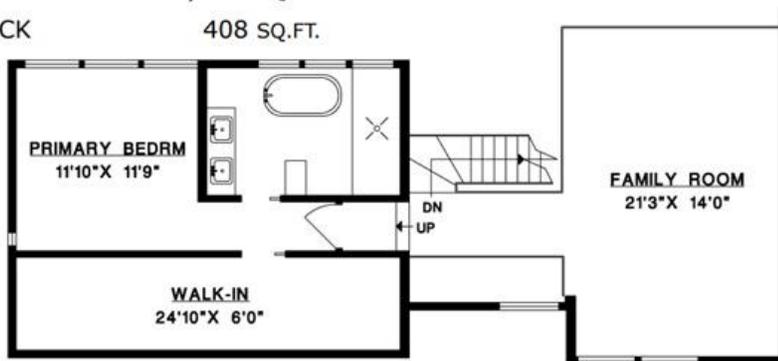
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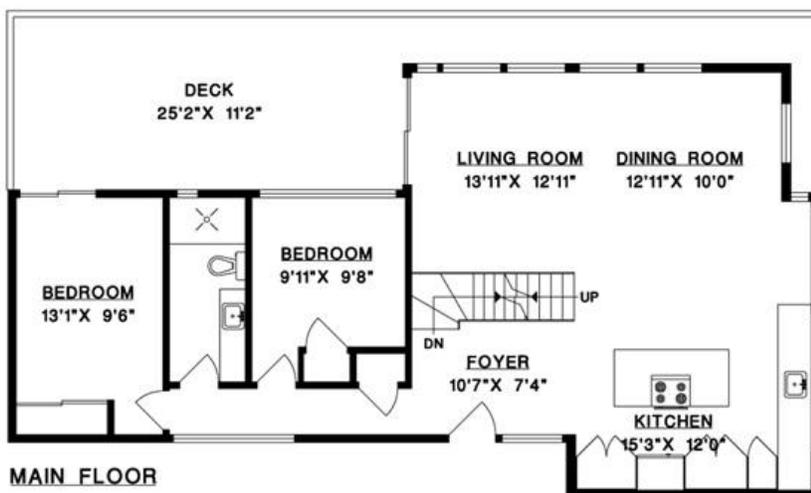
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**1197 TALL TREE LANE
NORTH VANCOUVER**

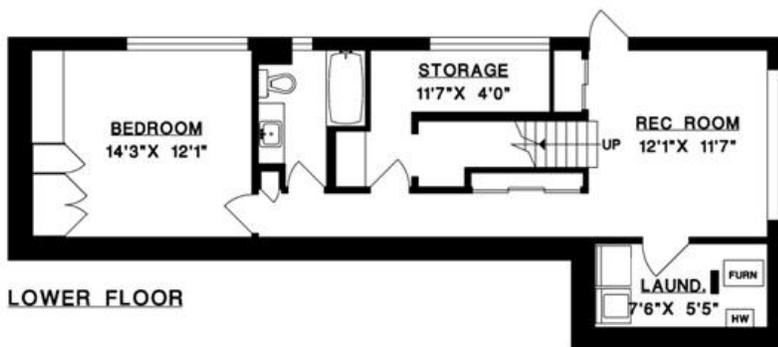
MAIN FLOOR 1,123 SQ.FT.
 UPPER FLOOR 923 SQ.FT.
 LOWER FLOOR 812 SQ.FT.
TOTAL 2,858 SQ.FT.
 DECK 408 SQ.FT.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



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