



534 Beachview Drive Offered at \$3,498,000

Enjoy semi waterfront living on one of North Vancouver's most exclusive streets! A gently sloping, 20,300 sq. ft. property with double access from both Beachview and Lowry Lane. Enjoy stunning ocean and mountain views, with Dollar Road Waterfront Park just steps away - ideal for launching your paddle board or kayak. Bring your renovation ideas for the solid existing 5 bedroom, 3.5 bathroom 5,286 sq. ft. home, or build your dream home on this incredible site. Conveniently located near Deep Cove, Cates Park, skiing, biking, golf, trails, and shopping, this property is a rare find. Don't miss your chance to own this extraordinary property! An incredible opportunity in an incredible location.



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

BRG

Active R3097368 Board: V House/Single Family		534 BEACHVIEW DRIVE North Vancouver Dollarton V7G 1P9		Residential Detached \$3,498,000 (LP) (SP) M				
		Sold Date:		If new, GST/HST inc?:				
		Meas. Type: Feet		Bedrooms: 5				
		Frontage(feet): 103.62		Bathrooms: 4				
		Frontage(metres): 31.58		Full Baths: 3				
		Depth / Size:		Half Baths: 1				
Lot Area (sq.ft.): 20,300.00		Rear Yard Exp: East		Original Price: \$3,498,000				
Lot Area (acres): 0.47		P.I.D.: 010-655-875		Approx. Year Built: 1957				
Flood Plain:		View: Yes: Water and Mountains		Age: 69				
Complex/Subdiv:		First Nation Reserve:		Zoning: RS3				
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		Sewer Type: City/Municipal		Gross Taxes: \$10,744.03				
Water Supply: City/Municipal		Tax Inc. Utilities?:		For Tax Year: 2025				
Tour:								
Style of Home: 3 Storey		Total Parking: 6		Covered Parking: 3				
Construction: Frame - Wood		Parking: Carport; Multiple		Parking Access: Front, Rear				
Exterior: Wood		Driveway Finish:		Dist. to Public Transit: Near				
Foundation: Concrete Perimeter		Title to Land: Freehold NonStrata		Dist. to School Bus: Near				
Renovations:		Property Disc.: No		Land Lease Expiry Year:				
# of Fireplaces: 3		Fixtures Leased: No						
R.I. Fireplaces:		Fixtures Rmvd: No						
Fireplace Fuel: Natural Gas, Wood		Floor Finish: Hardwood, Laminate, Tile, Wall/Wall/Mixed						
Fuel/Heating: Forced Air, Natural Gas								
Outdoor Area: Balcny(s) Patio(s) Dck(s)								
Type of Roof: Asphalt								
Legal: LOT 133, BLOCK B, PLAN VAP7316, DISTRICT LOT 471 E PT, GROUP 1, NEW WESTMINSTER LAND DISTRICT								
Amenities: Pool; Outdoor, Storage								
Site Influences: Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby								
Features: ClthWsh/Dryr/Frdg/Stve/DW								
Finished Floor (Main): 2,414		Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 1,063		Main	Foyer	14'9 x 9'8	Above	Bedroom	12'8 x 10'11	Floor #Pcs
Finished Floor (AbvMain2): 0		Main	Kitchen	11'7 x 9'9	Below	Bedroom	13'6 x 10'10	Main 3
Finished Floor (Below): 1,809		Main	Eating Area	12'8 x 8'1	Below	Den	10'7 x 10'2	Main 2
Finished Floor (Basement): 0		Main	Family Room	21'8 x 13'7	Below	Media Room	22'5 x 11'2	Above 5
Finished Floor (Total): 5,286 sq. ft.		Main	Dining Room	20'2 x 13'3	Below	Great Room	19'2 x 12'7	Below 4
Unfinished Floor: 0		Main	Flex Room	10'2 x 7'10	Below	Recreation Room	21'0 x 13'8	
Grand Total: 5,286 sq. ft.		Main	Living Room	20'1 x 18'4	Below	Laundry	18'0 x 11'10	
Flr Area (Det'd 2nd Res): sq. ft.		Main	Solarium	18'5 x 10'1	Below	Utility	11'10 x 10'4	
Suite:		Main	Primary Bedroom	15'6 x 13'7				
Basement: None		Main	Walk-In Closet	7'9 x 4'0				
		Main	Office	14'7 x 10'8				
		Above	Bedroom	14'8 x 11'8				
		Above	Bedroom	13'4 x 12'8				
Crawl/Bsmt. Height: # of Levels: 3		Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1		MHR#:		CSA/BCE:		Maint. Fee:		
# of Rooms: 21		ByLaw Restrictions:						
Listing Broker(s): Bellevue Realty Group		Sutton Group-West Coast Realty						

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**

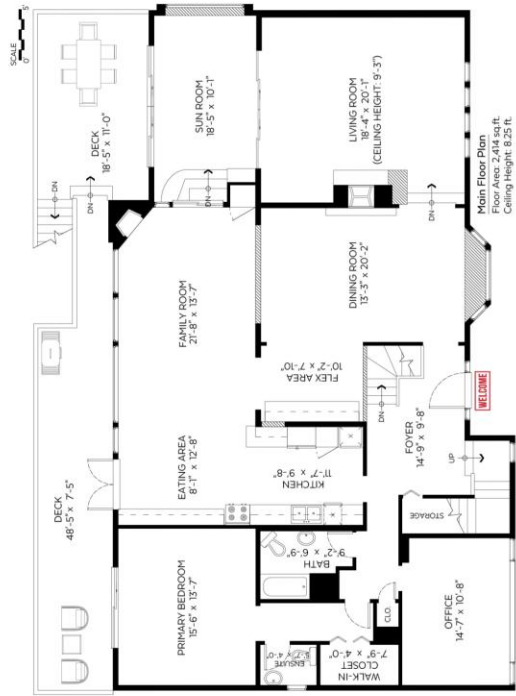
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534 Beachview Drive,
North Vancouver, B.C.

Main Floor:	2,414 sq.ft.
Upper Floor:	1,063 sq.ft.
Lower Floor:	1,809 sq.ft.
Total:	5,286 sq.ft.
Open to Below:	196 sq.ft.
Auxiliary Area	
Carport:	378 sq.ft.
Deck:	511 sq.ft.
Balcony:	104 sq.ft.



Valid Until: June 23, 2025

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