



170 Carisbrooke Crescent Offered at \$2,598,000

Rarely available on this coveted Upper Lonsdale street, this exceptional property offers sweeping city and ocean views with stunning west-facing sunsets. Set on a 8,052 sq. ft. lot, the home features 2,312 sq. ft. of bright, functional living space with 5 bedrooms, including a beautifully renovated 2-bedroom suite ideal for extended family or a mortgage helper. Move-in ready for families, the property also presents outstanding future potential as a premium building lot in one of North Vancouver's most desirable neighbourhoods. A rare opportunity to enjoy incredible views, everyday livability, and long-term upside all in one property.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3126437 Board: V House/Single Family		170 CARISBROOKE CRESCENT North Vancouver Upper Lonsdale V7N 2S1		Residential Detached \$2,598,000 (LP) (SP) M																																																													
		Sold Date: _____ If new, GST/HST inc?: _____ Original Price: \$2,598,000 Meas. Type: Feet Bedrooms: 5 Approx. Year Built: 1952 Frontage(feet): 73.32 Bathrooms: 2 Age: 74 Frontage(metres): 22.35 Full Baths: 2 Zoning: RSMH Depth / Size: 122 Half Baths: 0 Gross Taxes: \$7,668.66 Lot Area (sq.ft.): 8,052.00 Rear Yard Exp: Northeast For Tax Year: 2025 Lot Area (acres): 0.18 P.I.D.: 010-254-838 Tax Inc. Utilities?: _____ Flood Plain: _____ Tour: Virtual Tour URL View: Yes: city, ocean & mountain Complex/Subdiv: _____ First Nation Reserve: _____ Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal																																																															
Style of Home: 2 Storey Construction: Frame - Wood Exterior: Stone, Stucco, Wood Foundation: Concrete Perimeter		Total Parking: 5 Covered Parking: 1 Parking Access: Front Parking: Carport; Single, Open Driveway Finish: Asphalt 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																																																															
Renovations: Partly # of Fireplaces: 1 R.I. Fireplaces: _____ Fireplace Fuel: Natural Gas Fuel/Heating: Baseboard, Electric Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Metal		Reno. Year: 2016 Rain Screen: _____ Metered Water: _____ R.I. Plumbing: _____																																																															
Legal: LOT E, BLOCK M, SUB BLOCK 1/3+14/16, PLAN VAP8100, DISTRICT LOT 2026, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																	
Amenities: Garden																																																																	
Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW																																																																	
Finished Floor (Main): 1,156 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,156 Finished Floor (Basement): 0 Finished Floor (Total): 2,312sq. ft. Unfinished Floor: 0 Grand Total: 2,312sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>17'1 x 13'11</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>9'4 x 9'2</td> <td>Main 3</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>13'3 x 8'11</td> <td>Below 3</td> </tr> <tr> <td>Main</td> <td>Primary Bedroom</td> <td>14'9 x 11'7</td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>12'1 x 9'7</td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>12'3 x 8'4</td> <td></td> </tr> <tr> <td>Below</td> <td>Living Room</td> <td>13'8 x 10'7</td> <td></td> </tr> <tr> <td>Below</td> <td>Kitchen</td> <td>13'85 x 9'1</td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>12'6 x 10'7</td> <td></td> </tr> <tr> <td>Below</td> <td>Bedroom</td> <td>12'0 x 8'10</td> <td></td> </tr> <tr> <td>Below</td> <td>Office</td> <td>8'1 x 7'4</td> <td></td> </tr> <tr> <td>Below</td> <td>Foyer</td> <td>8'1 x 7'10</td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> </tr> <tr> <td></td> <td></td> <td>x</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Bathrooms	Main	Living Room	17'1 x 13'11	Floor #Pcs	Main	Dining Room	9'4 x 9'2	Main 3	Main	Kitchen	13'3 x 8'11	Below 3	Main	Primary Bedroom	14'9 x 11'7		Main	Bedroom	12'1 x 9'7		Main	Bedroom	12'3 x 8'4		Below	Living Room	13'8 x 10'7		Below	Kitchen	13'85 x 9'1		Below	Bedroom	12'6 x 10'7		Below	Bedroom	12'0 x 8'10		Below	Office	8'1 x 7'4		Below	Foyer	8'1 x 7'10				x				x	
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Suite: _____ Basement: None		Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____ MHR#: _____ CSA/BCE: _____ Maint. Fee: _____ ByLaw Restrictions: _____																																																															
Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 2 # of Rooms: 12																																																																	
Listing Broker(s): Bellevue Realty Group		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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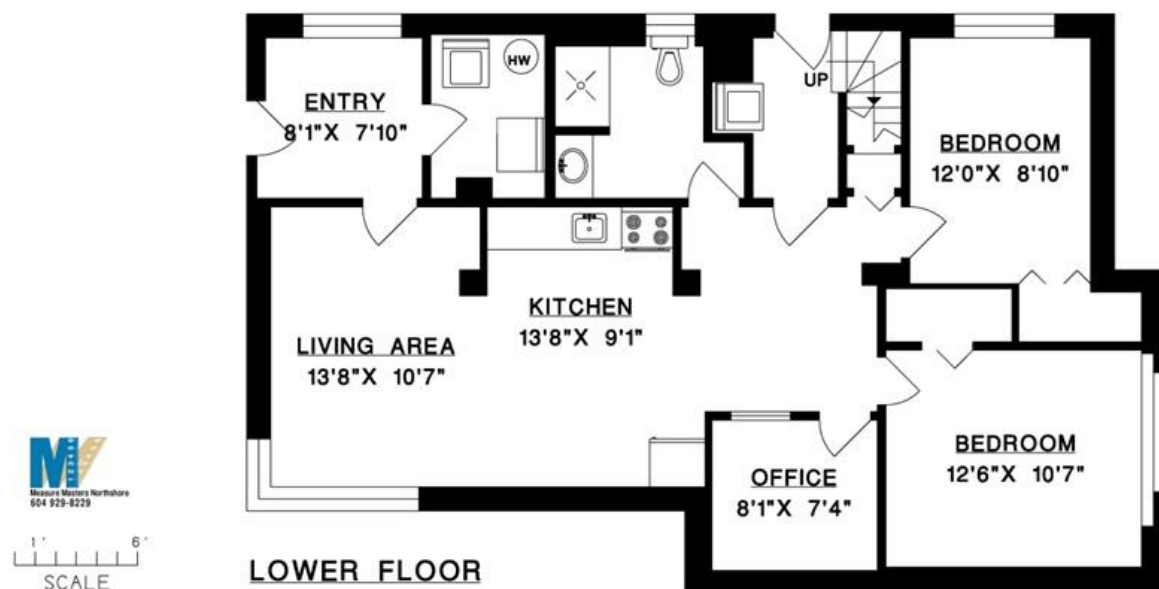
**170 CARISBROOKE CRESCENT
NORTH VANCOUVER**

MAIN FLOOR 1,156 SQ.FT.

LOWER FLOOR 1,156 SQ.FT.

TOTAL 2,312 SQ.FT.

DECK 245 SQ.FT.



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