



## 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**  
eric@ericchristiansen.com  
604-312-9999



**ALISA SZETO**  
alisa@homesbyalisa.ca  
604-364-8298

**Active**  
**R3126437**  
 Board: V  
 House/Single Family

**170 CARISBROOKE CRESCENT**  
 North Vancouver  
 Upper Lonsdale  
 V7N 2S1

Residential Detached  
**\$2,598,000** (LP)   
 (SP)



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: \_\_\_\_\_  
 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**

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: \_\_\_\_\_

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**

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'1 x 13'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'4 x 9'2			x	Main 3
Finished Floor (Below):	1,156	Main	Kitchen	13'3 x 8'11			x	Below 3
Finished Floor (Basement):	0	Main	Primary Bedroom	14'9 x 11'7			x	
Finished Floor (Total):	2,312sq. ft.	Main	Bedroom	12'1 x 9'7			x	
Unfinished Floor:	0	Main	Bedroom	12'3 x 8'4			x	
Grand Total:	2,312sq. ft.	Below	Living Room	13'8 x 10'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	13'85 x 9'1			x	
Suite:		Below	Bedroom	12'6 x 10'7			x	
Basement: <b>None</b>		Below	Bedroom	12'0 x 8'10			x	
		Below	Office	8'1 x 7'4			x	
		Below	Foyer	8'1 x 7'10			x	
							x	

Crawl/Bsmt. Height: # of Levels: **2**      Manuf Type: \_\_\_\_\_      Registered in MHR?: \_\_\_\_\_      PAD Rental: \_\_\_\_\_  
 # of Kitchens: **2**      # of Rooms: **12**      MHR#: \_\_\_\_\_      CSA/BCE: \_\_\_\_\_      Maint. Fee: \_\_\_\_\_  
 ByLaw Restrictions: \_\_\_\_\_

Listing Broker(s): **Bellevue Realty Group**      **Bellevue Realty Group**

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

All information contained herein is deemed to be accurate but should not be relied upon without verification.



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 eric@ericchristiansen.com  
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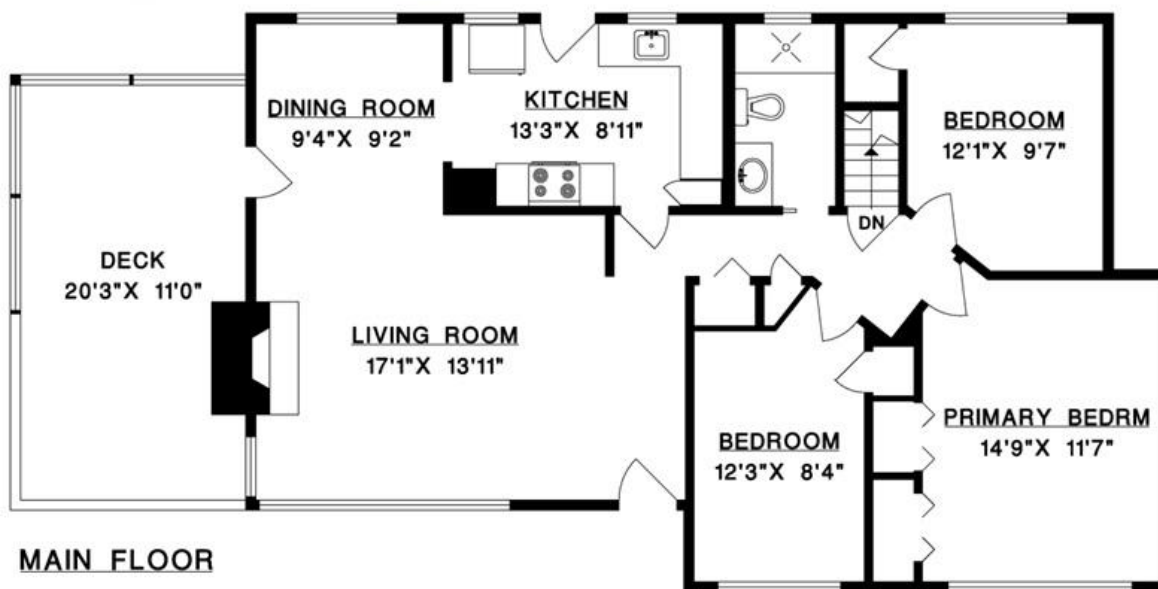
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2479 Bellevue Ave.  
 West Vancouver, V7V 1E1

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.



1" = 6"  
SCALE



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