



Sample Address, North Vancouver

\$ 988,000



CALL NOW 604 783 9970

OR EMAIL GORAN@GORANBUCAN.COM



North Vancouver, Deep Cove **SAMPLE MLS** Residential Detached **Active**



List Price: **\$988,000**

Complex/Subdiv:

Frontage: **50.00 ft** Bedrooms: **3** PID: **012-220-311**

Depth/Size: Bathrooms: **2** Type: **House/Single Family**

Lot Area SqFt: **6000.00** Full Baths: **2** Age at List Date: **88**

Rear Yard Exp: **W** Half Baths: **0** Approx Yr Blt: **1924**

Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,304 (2012)**

Flood Plain: **No** Zoning: **SF**

View: **Y - DEEP COVE INLET, MTNS, MARINA**

Serv. Connected: **Community, Electricity, Natural Gas**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **1**

Construction: **Frame - Wood** Parking Access: **Front, Rear**

Foundation: **Concrete Perimeter** Parking Facilities: **Open**

Exterior: **Wood** R/I Plumbing: Dist to Public Trans: **1 BLOCK** Dist to School Bus: **2 BLOCKS**

Rainscreen: Type of Roof: **Asphalt** Possession: Title to Land: **Freehold NonStrata**

Renovations: **Partly** Reno Year: **2012** Seller's Interest: **Registered Owner**

Flooring: **Mixed, Softwood, Tile** Water Supply: **City/Municipal** Mortgage Info: **\$0**

Heat/Fuel: **Electric** No. of Fireplaces: **0** R/I Fireplaces: **1** Property Disclosure: **Y**

Fireplace Fuel: **Wood** Outdoor Area: **Balcony(s); Patio(s) or Deck(s)** Out Buildings:

Pad Rental: **N** Fixtures Leas: **N** Fixt Removed: **N**

Legal: **PL VAP3766 LT 27 BLK 2 DL 543 LD 36 GROUP 1.**

Amenities: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Site Influences: **Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	19'3 X 11'11	Main F.	Study	9' X 11'1			X
Above	Kitchen	9'4 X 10'5	Main F.	Entrance Hall	9'2 X 5'3			X
Above	Master Bedroom	15' X 10'9						X
Above	Porch (enclosed)	38'4 X 36'3						X
Main F.	Family Room	9'7 X 17'7						X
Main F.	Dining	7'4 X 10'2						X
Main F.	Eating Area	10'6 X 4'10						X
Main F.	Recreation Room	10'6 X 16'7						X
Main F.	Bedroom	12'6 X 14'7						X
Main F.	Bedroom	9'2 X 8'3						X


Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt:	<b>1,106</b>	Total # Rooms:	<b>12</b>
Finished Floor Up SqFt:	<b>615</b>	# Kitchens:	<b>1</b>
Finished Floor Down:	<b>0</b>	Finished Levels:	<b>2</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:	<b>4</b>
Total Finished Floor SqFt:	<b>1,721</b>	Basement Area:	<b>None</b>
Unfinished Floor:	<b>0</b>	Suite:	<b>None</b>
Grand Total Floor Area:	<b>1,721</b>		

Listing Broker 1: **RE/MAX Masters Realty**

Listing Broker 2/3:

This beautifully renovated Deep Cove character house is loc on the finest & most desirable street in Deep Cove, across the street from ocean-front kayak rentals, parks & beach. Steps from the village & schools, it is perfect for couples or young families. Incorporates all-natural materials of glass, wood & slate & boasts unique artisan touches. Load of built-in storage maximizes space. Highlights incl a double sleeping loft, vaulted ceilings, 2-way fireplace in master bdrm, & hand-tooled wide plank fir floors thru-out. Main bathroom features a rain shower, frosted glass door & add'l hand-held shower head while custom travertine marble & tumbled glass countertop add accent in the modern kitchen.

The enclosed information while deemed to be correct, is not guaranteed.

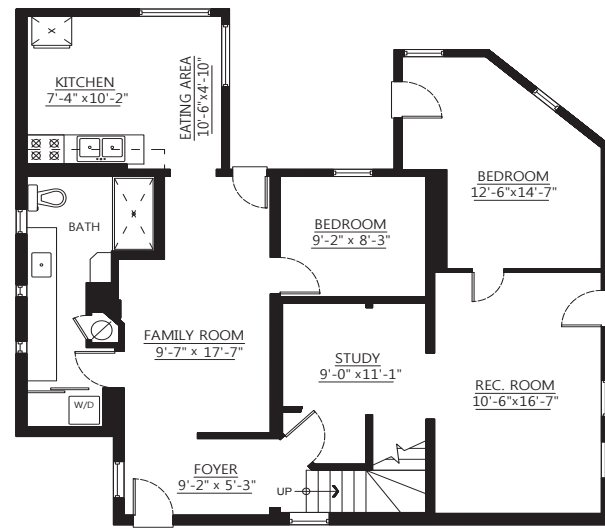


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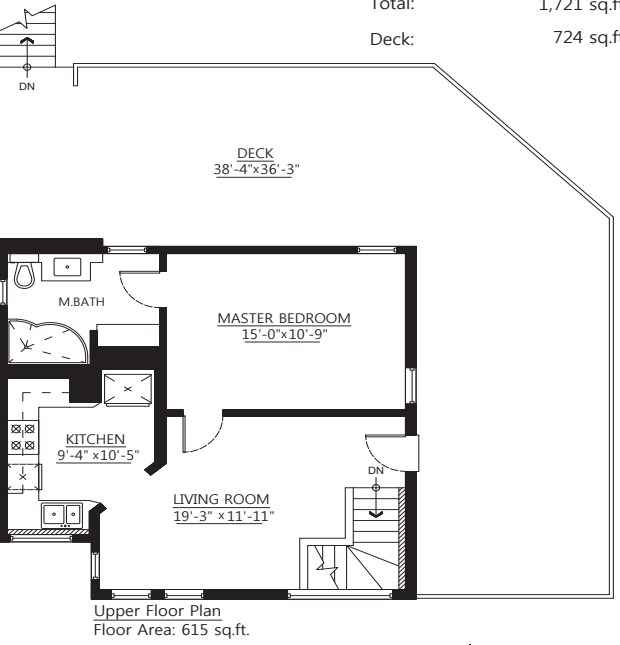
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**Sample Address**  
North Vancouver, B.C.


Main Floor:	1,106 sq.ft.
Upper Floor:	615 sq.ft.
Total:	1,721 sq.ft.
Deck:	724 sq.ft.




Main Floor Plan  
Floor Area: 1,106 sq.ft.



Upper Floor Plan  
Floor Area: 615 sq.ft.



SCALE 0" = 5'



Pixilink SOLUTIONS  
604-639-5434



## GENERAL INFORMATION

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