

FOR SALE & for living

1022 Melbourne Avenue
North Vancouver



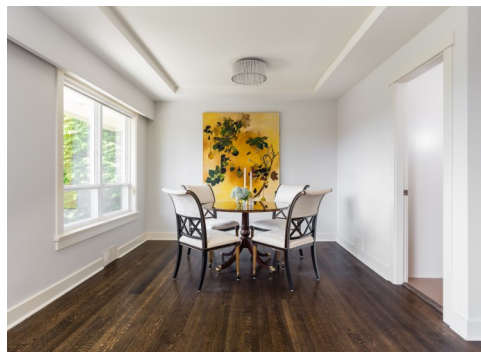
PRIME EDMONT VILLAGE MOVE IN READY HOME!

FULLY RENOVATED Stylish home situated on one of Edgemont's most desired streets! THIS 3 OVERSIZED Bedroom (can be 4) + Den with Air Conditioning is MOVE IN READY. Chef's kitchen offers high end appliances: Wolf Gas Range, Subzero fridge & Bosch DW. Beautiful refinished real wood flooring in living and dining room with a Solus Décor fireplace surround. Designer paint & high end fixtures throughout. No details has been spared! Suite potential in the basement with separate entrance. Entertain & relax in your perfectly manicured fully irrigated garden & flat backyard complete with a mini toy house custom built for the kids! Bonus EV charging station, new gutters & garage with plenty of storage. Sought after after Highlands (Rated top public elementary school over the past 5 years) and Handsworth school catchments. Unbeatable Location steps to Edgemont Village, Delbrook Rec Centre & transit. TO SEE IS TO FALL IN LOVE.

INFORMATION YOU NEED TO KNOW:

PRICE	\$2,499,900
ADDRESS	1022 Melbourne Avenue, North Vancouver
AREA	Edgemont
TYPE	Rancher with Basement
BEDROOMS	3 (Convertible to 4)
BATHROOMS	2.5
SQ FT	2,439
LOT SIZE (SQ FT)	8,050
TAXES (2016)	\$8,447.32
YEAR BUILT	1954 (Full Renos December 2006)
PARKING	Detached Garage
SCHOOLS	Highlands Elementary & Handsworth Secondary
MLS NO	R2183303

INFORMATION YOU **want** TO KNOW:



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGREEMENT(S).

EXPERT living.

Salina Kai *PERSONAL REAL ESTATE CORPORATION
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&
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REALTY

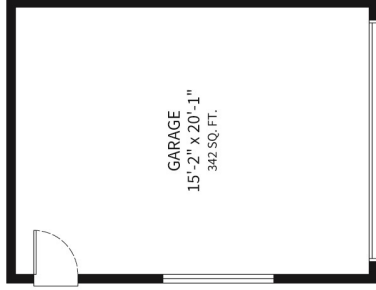


1022 Melbourne Avenue, North Vancouver, BC

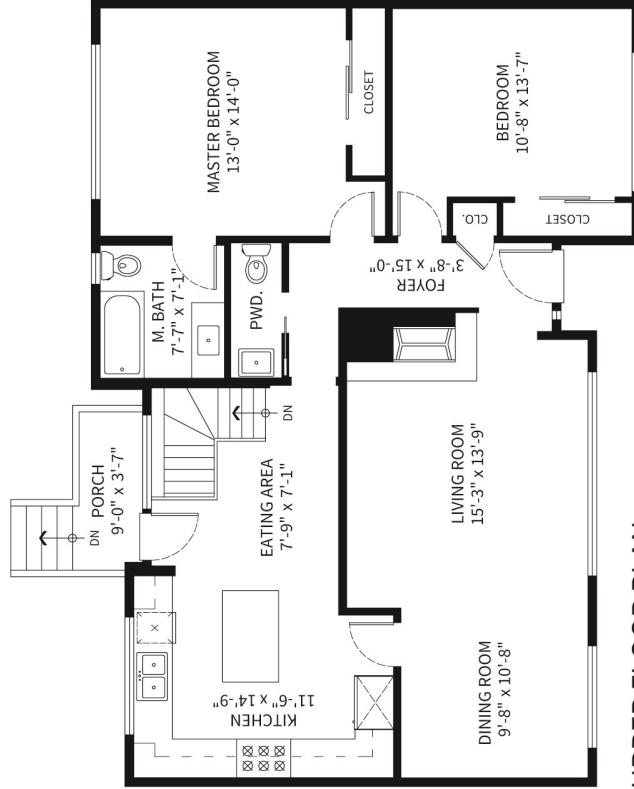
Upper Floor: 1258 SQ. FT.
 Lower Floor: 1181 SQ. FT.
Total Finished Area: 2439 SQ. FT.

Garage: 342 SQ. FT.

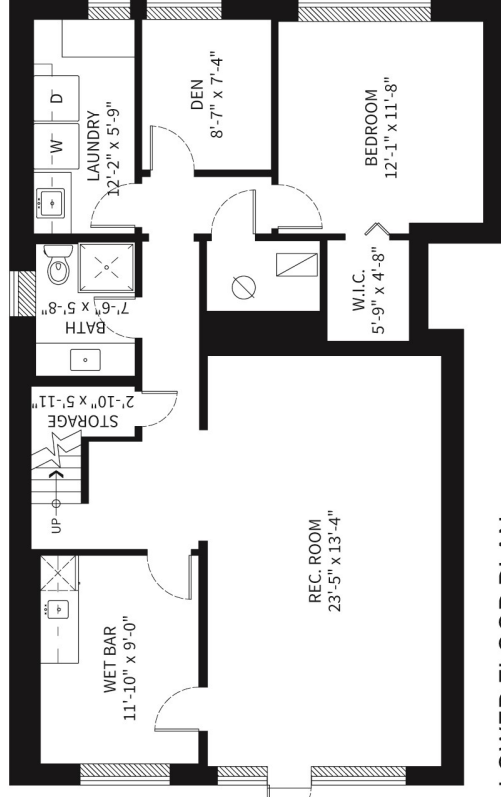
Grand Total: 2781 SQ. FT.



GARAGE PLAN



UPPER FLOOR PLAN
 Ceiling Height: 8'-0"



LOWER FLOOR PLAN



Presented by:
Derek Kai PREC*

Rennie & Associates Realty
Phone: 604-868-1666

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Active **1022 MELBOURNE AVENUE** Residential Detached
R2183303 North Vancouver **\$2,499,900 (LP)**
 Board: V Edgemont (SP) **M**
 House/Single Family V7R 1P2



Sold Date: Frontage (feet): **70.00** Original Price: **\$2,499,900**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**
 Depth / Size: **115** Bathrooms: **3** Age: **63**
 Lot Area (sq.ft.): **8,050.00** Full Baths: **2** Zoning: **RSH**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,447.32**
 Rear Yard Exp: **North** For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-448-308**
 Tour:
 View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Single**
 Exterior: **Wood** Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **NEAR**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: **2006**
 Renovations: **Completely** R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural** Property Disc.: **Yes**
 Water Supply: **City/Municipal** PAD Rental:
 Fuel/Heating: **Forced Air, Natural Gas** Fixtures Leased: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: **Yes: FLOWER POTS, SCULPTURE OUTSIDE**
 Type of Roof: **Asphalt** Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP7661 LT 8 BLK 65 LD 36**
 Amenities: **Air Cond./Central**
 Site Influences: **Central Location, Private Setting, Private Yard**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Security System, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'6 x 14'9	Below	Bedroom	12'1 x 11'8			x
Main	Living Room	15'3 x 13'9	Below	Walk-In Closet	5'9 x 4'8			x
Main	Dining Room	9'8 x 10'8	Below	Bar Room	11'10 x 9'			x
Main	Eating Area	7'9 x 7'1						x
Main	Foyer	3'8 x 15'						x
Main	Master Bedroom	13' x 14'						x
Main	Bedroom	10'8 x 13'7						x
Below	Recreation	23'5 x 13'4						x
Below	Den	8'7 x 7'4						x
Below	Laundry	12'2 x 5'9						x

Finished Floor (Main):	1,258	# of Rooms:13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,181	# of Levels: 2	2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,439 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 15'2 x 20'1
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	2,439 sq. ft.	Beds not in Basement:3	6				
		Basement: Full, Fully Finished	7				
			8				

Listing Broker(s): **Rennie & Associates Realty** **Rennie & Associates Realty**

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RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

06/29/2017 06:26 PM