

# FOR SALE & *for living*

4104 Highland Pl, North Vancouver



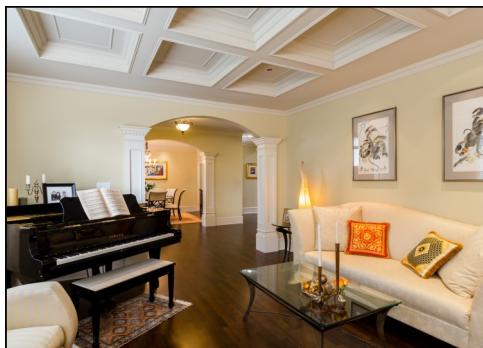
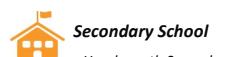
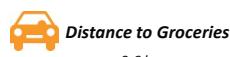
## 4104 Highland Place, North Vancouver

A Beautiful 3 level Edgemont family residence off Highland Blvd on Highland Place with only 4 homes on this street. Custom built over 4,500 sq. ft. European inspired 6 Bed + 5.5 Bath home. Exceptional quality and detail throughout featuring high coffered ceilings, crown mouldings, wainscoting, A/C and sparkling Schonbek lighting. Very bright and spacious with a well articulated floor plan. Each room flows seamlessly into the next creating a very airy and tranquil feel. This home offers 3 generous sized fully ensuited bedrooms upstairs. Cross hall living/dining entertaining and professional chef's kitchen with BRAND NEW S/S Subzero, Wolf, Bosch appliances and a fully ensuited 1 BED (Nanny/In-Law Suite) on the main floor! GORGEOUS, serene outdoor living spaces with large patio overlooking the Mountains in the front and a HUGE deck leading out to the private, meticulously maintained, landscaped English gardens in the back. On the bottom level, relax or play in the generous Theatre/Recreation/Flex space offering endless possibilities and there's also a separate authorized 2 bedroom suite with full kitchen and independent entrance. Located just minutes to Edgemont Village, schools, parks and much more! Unique, one of a kind residence is a must see!

### INFORMATION YOU NEED TO KNOW:

PRICE	\$2,490,000
ADDRESS	4104 Highland Pl, North Vancouver
AREA	Edgemont
TYPE	3 Storey Home
BEDROOMS	6
BATHROOMS	5.5
PARKING	4 (Double garage and 2 parking outside)
SQ FT	4,673
LOT SQ FT	8,050 (70 x 115 )
YEAR BUILT	2006
VIEW	Tree-lined street
MLS NO	V1107565

### INFORMATION YOU *want* TO KNOW:



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

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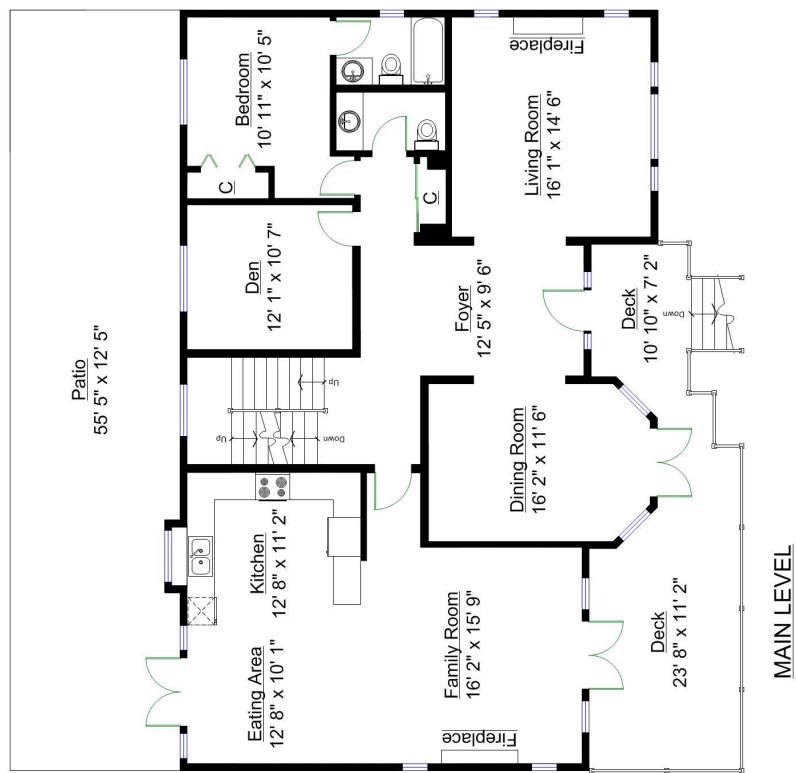
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# 4104 Highland Place, North Vancouver

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**Totals\*\***  
Main Level: 1,791 sq. ft.  
Upper Level: 1,369 sq. ft.  
Lower Level: 1,513 sq. ft.  
TOTAL: 4,673 sq. ft.

**Other Areas**  
Garage: 519 sq. ft.  
Deck: 343 sq. ft.  
Patio: 687 sq. ft.  
TOTAL: 1,549 sq. ft.



\*\*Approx. based on interior measurements to exterior walls  
\*\*Total square footage not taken from original blueprints

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Presented by:

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North Vancouver, Forest Hills NV

**MLS# V1107565**

Residential Detached

**4104 HIGHLAND PL, V7R 3W8**

**Active**



List Price: **\$2,490,000**

Complex/Subdiv:

Frontage: **70.00 ft** Bedrooms: **6** PID: **009-939-334**  
 Depth/Size: **115** Bathrooms: **7** Type: **House/Single Family**  
 Lot Area SqFt: **8050.00** Full Baths: **6** Approx Yr Blt: **2006**  
 Rear Yard Exp:  Half Baths: **1** Age at List Date: **9**  
 Meas Type: **Feet** If New GST/HST Incl:  Taxes: **\$10,433 (2014)**  
 Flood Plain:  Zoning: **RSCH**  
 View: **Y - CITY & MOUNTAINS**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home:	<b>3 Storey</b>	Total Parking:	<b>4</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Double</b>		
Exterior:	<b>Mixed</b>				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	<b>Asphalt</b>			Possession:	
Renovations:		Reno Year:		Title to Land:	<b>Freehold NonStrata</b>
Flooring:	<b>Hardwood, Mixed, Tile</b>			Seller's Interest:	<b>Registered Owner</b>
Water Supply:	<b>City/Municipal</b>			Mortgage Info:	<b>\$0</b>
Heat/Fuel:	<b>Electric, Forced Air, Heat Pump</b>			Property Disclosure:	<b>Y</b>
No. of Fireplaces:	<b>2</b>	R/I Fireplaces:		Out Buildings:	
Fireplace Fuel:	<b>Gas - Natural</b>				
Outdoor Area:	<b>Balcony(s); Patio(s) or Deck(s), Fenced Yard</b>				
Pad Rental:					
Fixtures Lease:	<b>N</b>				
Fixt Removed:	<b>N</b>				

Legal:	<b>PL VAP8772 LT 13 BLK 9 DL 577 LD 36 GROUP 1, OF BLK X, &amp; DL 596 &amp; 597</b>
Amenities:	<b>Air Cond./Central, Garden, In Suite Laundry, Storage</b>
Site Influences:	<b>Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby</b>
Features Incl:	<b>Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Inground</b>

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	<b>Living Room</b>	<b>16'1 X 14'6</b>	<b>Above</b>	<b>Office</b>	<b>10'3 X 7'9</b>			<b>X</b>
Main F.	<b>Dining</b>	<b>16'2 X 11'6</b>	<b>Above</b>	<b>Master Bedroom</b>	<b>16'2 X 14'3</b>			<b>X</b>
Main F.	<b>Kitchen</b>	<b>11'8 X 11'2</b>	<b>Above</b>	<b>Walk-In Closet</b>	<b>11'1 X 8'3</b>			<b>X</b>
Main F.	<b>Eating Area</b>	<b>12'8 X 10'1</b>	<b>Below</b>	<b>Games Room</b>	<b>17'6 X 17'</b>			<b>X</b>
Main F.	<b>Family Room</b>	<b>16'2 X 15'9</b>	<b>Below</b>	<b>Laundry</b>	<b>9'11 X 8'3</b>			<b>X</b>
Main F.	<b>Foyer</b>	<b>12'5 X 9'6</b>	<b>Below</b>	<b>Living Room</b>	<b>15'4 X 15'</b>			<b>X</b>
Main F.	<b>Den</b>	<b>12'1 X 10'7</b>	<b>Below</b>	<b>Kitchen</b>	<b>12'2 X 10'4</b>			<b>X</b>
Main F.	<b>Bedroom</b>	<b>10'11 X 10'5</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'7 X 9'3</b>			<b>X</b>
Above	<b>Bedroom</b>	<b>13'1 X 12'1</b>	<b>Below</b>	<b>Bedroom</b>	<b>11'7 X 11'7</b>			
Above	<b>Bedroom</b>	<b>13'10 X 10'3</b>						<b>X</b>

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>		
Main Floor Area SqFt:	<b>1,791</b>	Total # Rooms:	<b>19</b>	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	<b>1,369</b>	# Kitchens:	<b>2</b>	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down:	<b>1,513</b>	Finished Levels:	<b>3</b>	3 4 Piece; Ensuite: Y; Level: Bsmt
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:		4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	<b>4,673</b>	Basement Area:	<b>None</b>	5 4 Piece; Ensuite: Y; Level: Above
Unfinished Floor:	<b>0</b>	Suite:	<b>Legal Suite</b>	6 5 Piece; Ensuite: Y; Level: Above
Grand Total Floor Area:	<b>4,673</b>			7 4 Piece; Ensuite: N; Level: Below

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

**Beautiful Edgemont family home off Highland Blvd on Highland Pl w/ only 4 homes on this street. Custom built European inspired 6 Bed + 5.5 Bath home. Very bright & spacious w/ a well articulated floor plan and A/C throughout. Each room flows seamlessly into the next creating a very airy & tranquil feel. 3 Generous sized fully ensuited bdrms upstairs. Cross hall living/dining entertaining & chef's kitchen w/ BRAND NEW Sub-Zero/Wolf/Bosch appliances & fully ensuited 1 BED (Nanny/In-Law Suite) on the main flr! Gorgeous outdoor spaces w/ large patio in the front & huge deck leading out to landscaped private English gardens in the back. Generous Theatre rm & authorized 2 Bed Suite on bottom lvl. Close to shopping, schools, parks!**

RED Full Public

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

26-Feb-15 11:58 AM

PREC\* indicates Personal Real Estate Corporation.

**EXPERT living.**

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