

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:



Distance to Groceries
0.6 km



Nearest Park
Mosquito Creek Park



Elementary School
Canyon Heights Elementary



Secondary School
Handsworth Secondary



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

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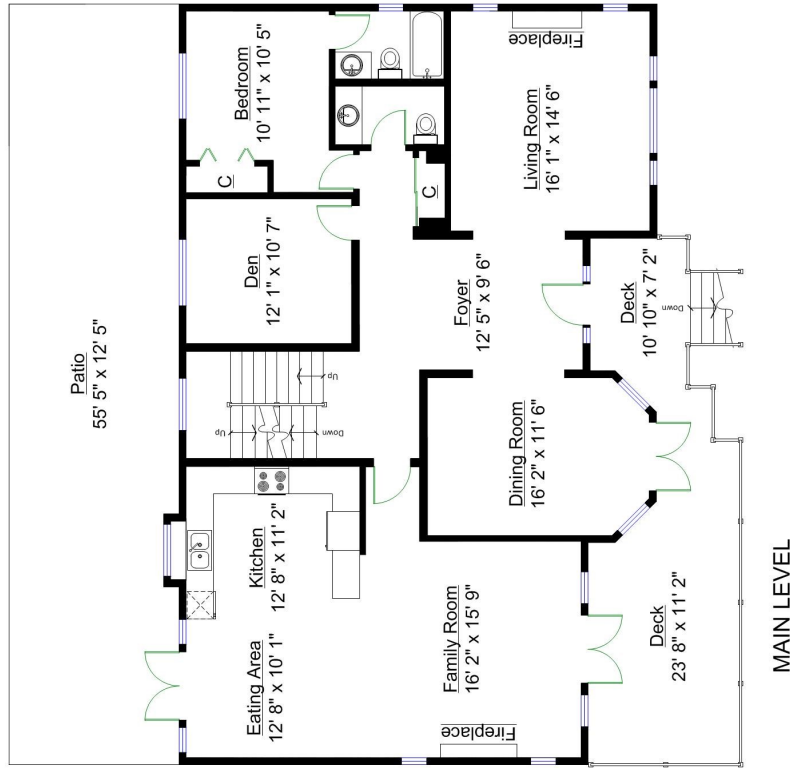
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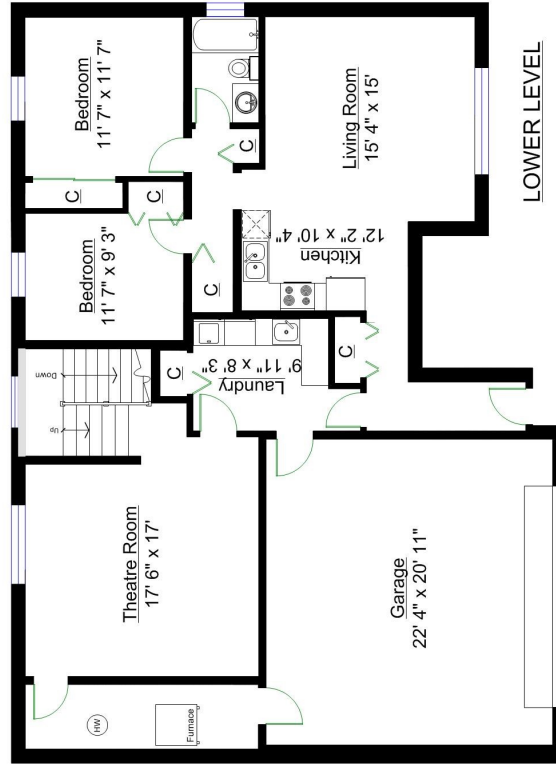
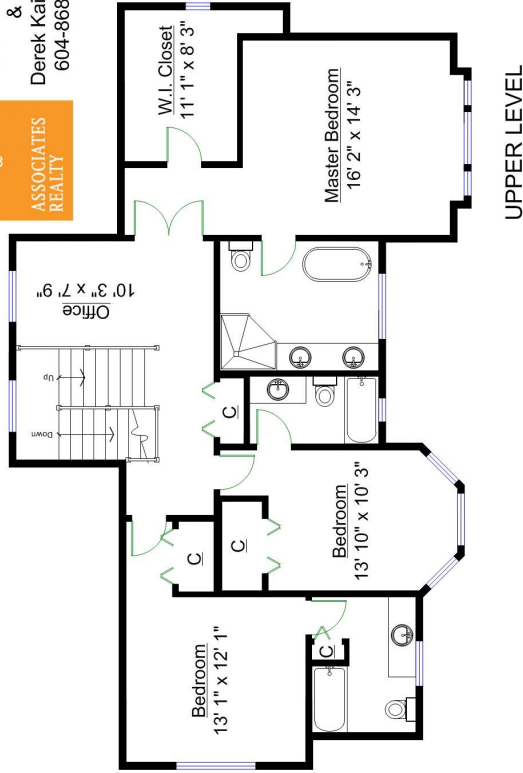
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4104 Highland Place, North Vancouver

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Totals**		
Main Level:	1,791 sq. ft.	Garage: 519 sq. ft.
Upper Level:	1,369 sq. ft.	Deck: 343 sq. ft.
Lower Level:	1,513 sq. ft.	Patio: 687 sq. ft.
TOTAL:	4,673 sq. ft.	TOTAL: 1,549 sq. ft.



** Areas based on interior measurements to exterior walls
-- Total square footage not taken from original blueprints

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

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

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

Floor Area (SqFt):
 Main Floor Area SqFt: **1,791** Total # Rooms: **19**
 Finished Floor Up SqFt: **1,369** # Kitchens: **2**
 Finished Floor Down: **1,513** Finished Levels: **3**
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height:
 Total Finished Floor SqFt: **4,673** Basement Area: **None**
 Unfinished Floor: **0** Suite: **Legal Suite**
 Grand Total Floor Area: **4,673**

Bathrooms:
 1 2 Piece; Ensuite: N; Level: Main F.
 2 4 Piece; Ensuite: Y; Level: Main F.
 3 4 Piece; Ensuite: Y; Level: Bsmt
 4 4 Piece; Ensuite: Y; Level: Above
 5 4 Piece; Ensuite: Y; Level: Above
 6 5 Piece; Ensuite: Y; Level: Above
 7 4 Piece; Ensuite: N; Level: Below
 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.

26-Feb-15 11:58 AM

PREC* indicates Personal Real Estate Corporation.

EXPERT living.

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