

474 Fairway Drive, North Vancouver

\$2,079,900



Perched on the quiet side of Fairway Drive, this meticulously maintained 4 bedroom 4 bathroom home offers **SPECTACULAR PRIVATE WATER VIEWS**, a 1 bedroom suite & outdoor swimming pool. Main floor you'll find 3 generous sized bedrooms & 2 full bathrooms, chef's kitchen with gas cooktop & a large deck that seamlessly connects the indoor living spaces to the scenic backdrop. Downstairs you'll find a large recreation/family room with cozy fireplace, a dedicated home office that can easily serve as a 5th bedroom and a 1 bedroom suite with its own separate laundry. Completing the home is an attached single garage with a 227 SF workshop. Prime location steps from Dollarton Shopping Centre, Sherwood Park Elementary, transit and the beaches of Cates Park.

KEY INFORMATION

ADDRESS: 474 Fairway Drive, North Vancouver

PRICE: \$2,079,900

AREA: Dollarton

TYPE: 4 Bedroom + 4 Bathroom

SQ FT: 2,928

YEAR BUILT: 1967

TAX: \$6,250.54 (2025)

FRONTAGE: 64 Feet

DEPTH: 120 Feet

LOT SIZE: 7,680 SF

PARKING: 1 Car Garage

ELEMENTARY: Lynn Valley Elementary

HIGH SCHOOL: Seycove Secondary



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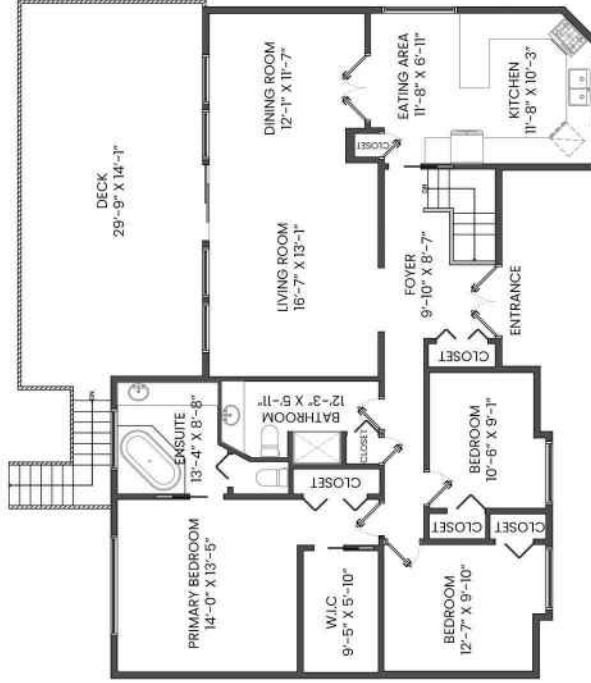
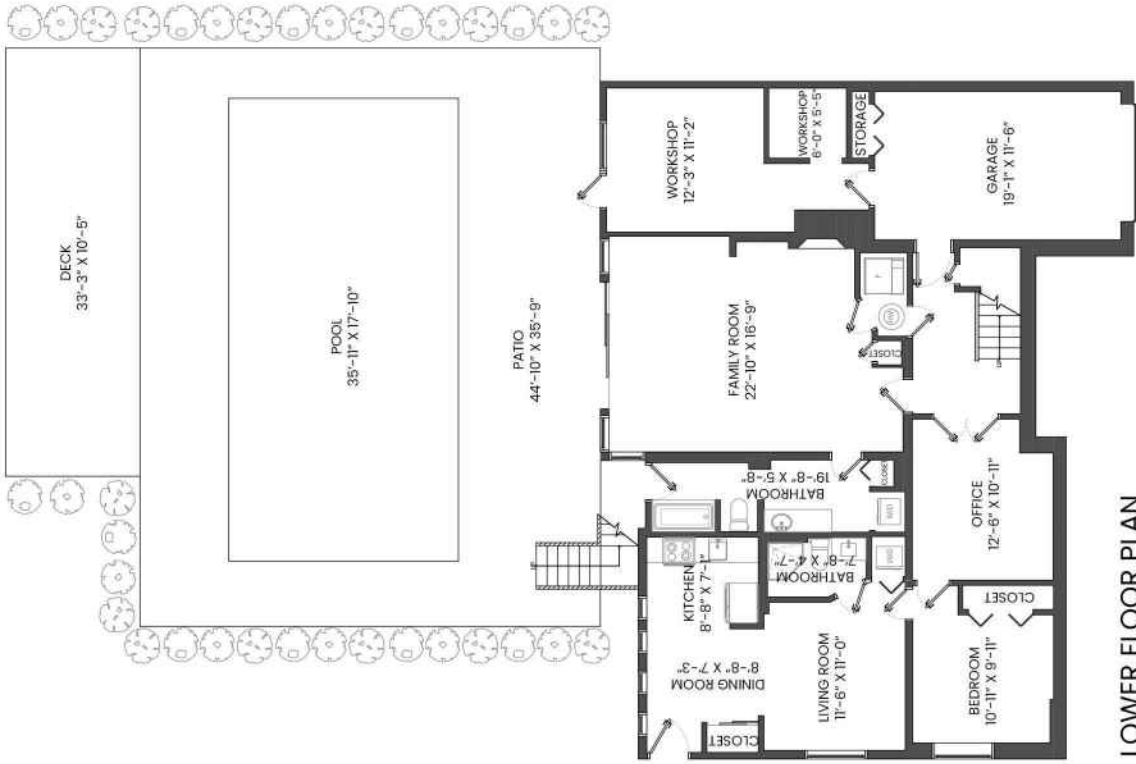


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474 FAIRWAY DRIVE, NORTH VANCOUVER, BC

LOWER FLOOR TOTAL: 1,373 SQ. FT.
 MAIN FLOOR TOTAL: 1,555 SQ. FT.
TOTAL: 2,928 SQ. FT.
 GARAGE: 267 SQ. FT.
 WORKSHOP: 227 SQ. FT.
 DECK: 759 SQ. FT.
 PATIO: 1,607 SQ. FT.



* PERSONAL REAL ESTATE CORPORATION. THE FLOOR PLAN ILLUSTRATION IS NOT SUITABLE FOR CONSTRUCTION/ ARCHITECTURAL PURPOSES. MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE TO SCALE. E&O INSURED.
 FLOOR PLAN DESIGNED BY ISHOTCA ENTERPRISES INC. 604-368-7979 ISHOT.CA



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Presented by:
Derek Kai PREC*
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Active
R3127709

Board: V
 House/Single Family

474 FAIRWAY DRIVE

North Vancouver
 Dollarton
 V7G 1L5

Residential Detached

\$2,079,900 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,079,900**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1967**
 Frontage(feet): **64.00** Bathrooms: **4** Age: **59**
 Frontage(metres): **19.51** Full Baths: **4** Zoning: **RS3**
 Depth / Size: **120** Half Baths: **0** Gross Taxes: **\$6,250.54**
 Lot Area (sq.ft.): **7,680.00** Rear Yard Exp: **East** For Tax Year: **2025**
 Lot Area (acres): **0.18** P.I.D.: **002-626-047** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: _____
 View: **Yes: Water Views**
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

Reno. Year: _____
 Rain Screen: _____
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Driveway Finish: _____
 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: **Yes: Entrance Chandelier and Dining Room Light**
 Floor Finish: **Mixed**

Legal: **LOT B BLOCK D DISTRICT LOT 471 PLAN 11924**

Amenities: **Pool; Outdoor**

Site Influences: **Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,555	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Kitchen	11'8 x 10'3	Below	Bedroom	10'11 x 9'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'7 x 13'1	Below	Workshop	6' x 5'5	Main	3
Finished Floor (Below):	1,373	Main	Dining Room	12'1 x 11'7	Below	Workshop	12'3 x 11'2	Main	3
Finished Floor (Basement):	0	Main	Eating Area	11'8 x 6'11				Below	4
Finished Floor (Total):	2,928sq. ft.	Main	Primary Bedroom	14' x 13'5				Below	3
Unfinished Floor:	0	Main	Walk-In Closet	9'5 x 5'10					
Grand Total:	2,928sq. ft.	Main	Bedroom	12'7 x 9'10					
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'6 x 9'1					
Suite: Unauthorized Suite		Below	Kitchen	8'8 x 7'1					
Basement: Fully Finished		Below	Dining Room	8'8 x 7'3					
		Below	Living Room	11'6 x 11'					
		Below	Office	12'8 x 10'11					
		Below	Family Room	22'10 x 16'9					

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **16**

Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
 MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
 ByLaw Restrictions: _____

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

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