

625 West 22nd Street, North Vancouver

\$2,389,900



Spectacular South facing home on a quiet cul-de-sac street overlooking Mosquito Creek Forest. Welcome to your 6-bedroom home offering over 3,800 sf of living space on 3 levels, high quality finishings throughout & a 2/3 bedroom suite opening to your garden surrounded by the privacy & tranquility of North Vancouver. Main floor offers an open plan with contemporary architecture, plenty of windows for natural light, a sunken living room, large deck & a guest bedroom. Upstairs you'll find 3 spacious bedrooms all with ensuite bathrooms. Downstairs offers 10'4 over height ceilings, separate laundry area & a room that can be easily converted into a 7th bdrm. Home professionally repainted inside, well maintained & move in ready.

KEY INFORMATION

ADDRESS: 625 West 22nd Street, North Vancouver

PRICE: \$2,389,900

AREA: Mosquito Creek

TYPE: 6 Bedroom + 4 Bathroom

SQ FT: 3,801

YEAR BUILT: 2006

TAX: \$7,350.08 (2024)

FRONTAGE: 50 Feet

DEPTH: 135 Feet

LOT SIZE: 6,7503 SF

PARKING: 2 Car Garage

ELEMENTARY: Westview Elementary

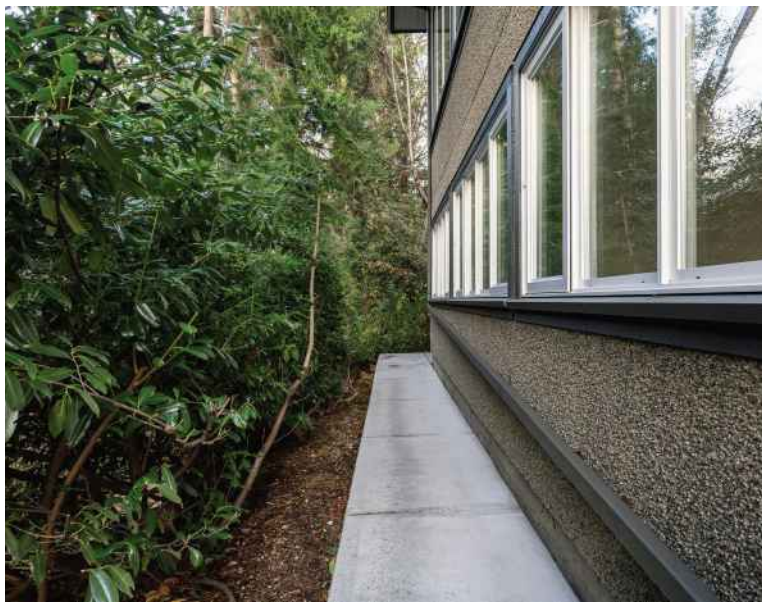
HIGH SCHOOL: Carson Graham Secondary



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Presented by: rennie & associates realty ltd

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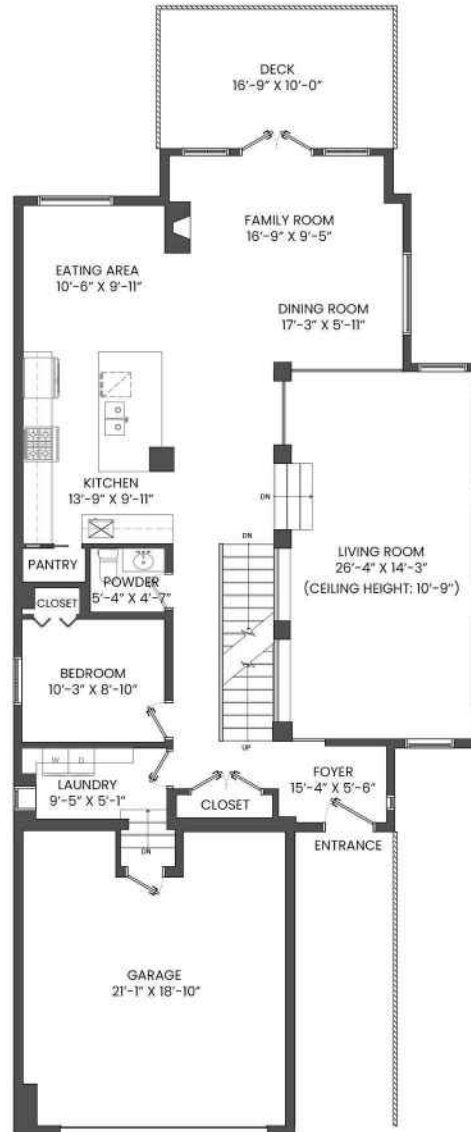


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625 WEST 22ND STREET, NORTH VANCOUVER, BC

LOWER FLOOR TOTAL: 1,489 SQ.FT. GARAGE: 422 SQ. FT.
 MAIN FLOOR TOTAL: 1,511 SQ.FT. PATIO: 241 SQ. FT.
 UPPER FLOOR TOTAL: 801 SQ.FT. DECK: 167 SQ. FT.
 TOTAL: 3,801 SQ.FT.



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Presented by:
Derek Kai PREC*
 Chow & Kai Group
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666

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Active

R2969913

Board: V

House/Single Family

625 W 22ND STREET

North Vancouver

Mosquito Creek

V7M 2A8

Residential Detached

\$2,389,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **50.00**

Frontage(metres): **15.24**

Depth / Size:

Lot Area (sq.ft.): **6,750.00**

Lot Area (acres): **0.15**

Flood Plain:

View: **Yes: Trees & Mountains**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **6**

Bathrooms: **4**

Full Baths: **3**

Half Baths: **1**

Rear Yard Exp: **South**

P.I.D.: **014-772-400**

Original Price: **\$2,389,900**

Approx. Year Built: **2006**

Age: **19**

Zoning: **RS-1**

Gross Taxes: **\$7,350.08**

For Tax Year: **2024**

Tax Inc. Utilities?:

Tour:

Style of Home: **3 Storey**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **1** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **NEAR**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Mixed**

Dist. to School Bus: **NEAR**

Land Lease Expiry Year:

Legal: **LOT 8, EXCEPT THE SOUTH 10 FEET NOW LANE, BLOCK 201 DISTRICT LOT 544 PLAN 1364**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Setting, Private Yard, Recreation Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Vacuum - Built In**

Finished Floor (Main):	1,511	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	801	Main	Kitchen	13'9 x 9'11	Below	Dining Room	9'1 x 5'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	26'4 x 14'3	Below	Bedroom	9'6 x 8'8	Main 2
Finished Floor (Below):	1,489	Main	Dining Room	17'3 x 5'11	Below	Bedroom	11'1 x 10'10	Above 5
Finished Floor (Basement):	0	Main	Family Room	16'9 x 9'5	Below	Utility	13'3 x 9'6	Above 4
Finished Floor (Total):	3,801sq. ft.	Main	Eating Area	10'6 x 9'11	Below	Flex Room	14'10 x 14'2	Below 4
Unfinished Floor:	0	Main	Bedroom	10'3 x 8'10			x	
Grand Total:	3,801sq. ft.	Main	Laundry	9'5 x 5'1			x	
		Above	Primary Bedroom	14'6 x 11'3			x	
		Above	Walk-In Closet	7' x 4'			x	
		Above	Bedroom	10'5 x 9'9			x	
		Above	Bedroom	12' x 10'1			x	
		Below	Kitchen	12'7 x 9'5			x	
		Below	Living Room	16'11 x 14'11			x	

Suite: **Unauthorized Suite**

Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**

of Kitchens: **2** # of Rooms: **18**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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

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1 Page

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02/24/2025 12:26 PM



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