

# 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

Presented by: rennie & associates realty ltd



**Derek Kai** PERSONAL REAL ESTATE CORPORATION  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**



**Derek Kai** Personal Real Estate Corporation  
604.868.1666  
dkai@rennie.com  
expertliving.ca

**rennie**

## 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.**



\* 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 ISHOT.CA ENTERPRISES INC.  
 604-368-7979 ISHOT.CA



**Derek Kai** Personal Real Estate Corporation  
 604.868.1666  
 dkai@rennie.com  
 expertliving.ca



ISHOT

rennie



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

rennie

**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:	If new, GST/HST inc?:	Original Price: <b>\$2,389,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2006</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>4</b>	Age: <b>19</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>3</b>	Zoning: <b>RS-1</b>
Depth / Size:	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,350.08</b>
Lot Area (sq.ft.): <b>6,750.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>014-772-400</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>Yes: Trees &amp; Mountains</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **3 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **NEAR**  
Title to Land: **Freehold NonStrata** Dist. to School Bus: **NEAR**  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

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 x9'11	Below	Dining Room	9'1 x 5'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	26'4 x14'3	Below	Bedroom	9'6 x 8'8	Main 2
Finished Floor (Below):	1,489	Main	Dining Room	17'3 x5'11	Below	Bedroom	11'1 x 10'10	Above 5
Finished Floor (Basement):	0	Main	Family Room	16'9 x9'5	Below	Utility	13'3 x 9'6	Above 4
Finished Floor (Total):	<b>3,801 sq. ft.</b>	Main	Eating Area	10'6 x9'11	Below	Flex Room	14'10 x 14'2	Below 4
Unfinished Floor:	0	Main	Bedroom	10'3 x8'10			x	
Grand Total:	<b>3,801 sq. ft.</b>	Main	Laundry	9'5 x5'1			x	
Fir Area (Det'd 2nd Res):	<b>sq. ft.</b>	Above	Primary Bedroom	14'6 x11'3			x	
Suite: <b>Unauthorized Suite</b>		Above	Walk-In Closet	7' x4'			x	
Basement: <b>Fully Finished</b>		Above	Bedroom	10'5 x9'9			x	
Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Below	Bedroom	12' x10'1			x	
# of Kitchens: <b>2</b>	# of Rooms: <b>18</b>	Below	Kitchen	12'7 x9'5			x	
		Below	Living Room	16'11 x14'11			x	
Manuf Type:		Registered in MHR?:		PAD Rental:				
MHR#:		CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:						

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

**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.**

RED Full Public The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'.

02/24/2025 12:26 PM



**Derek Kai** Personal Real Estate Corporation  
604.868.1666  
dkai@rennie.com  
expertliving.ca

rennie