




BEST AUCTION CORP • REAL ESTATE

House/Single Family		4034 DELBROOK AVENUE		Residential Attached																																																																																														
		North Vancouver Upper Delbrook V7N 4A1																																																																																																
		Sold Date: _____ Frontage (feet) : 70.00 Opening Bid: \$1,600,000 Meas. Type: feet Frontage(Metres) : _____ Approx. Year Built: 1960 Depth/Size: _____ Bedrooms: 4 Age: 49 Lot Area(sq.ft): 9240.00 Bathroom: 3 Zoning: SFD Floor Plain: _____ Full Bath: 3 Gross Taxes: \$? Rear Yard Exp: East Half Bath: 0 For Tax Year: 2018 Council Apprv?: _____ Tax Inc. Utilities?: No If new, GST/HST Inc?: _____ P.I.D.: 009-543-350 Floor Plain: _____ Zoning: SFD View: Yes: Maintains Tour: _____																																																																																																
		Complex/Subdiv: _____ Services Connected: Electricity, Natural Gas, Water																																																																																																
Style of Home: Rancher/Bungslow w/Bamt. Construction: Frame-Wood Exterior: Stucco, Wood Foundation: Concrete Perimeter Rain Screen: _____ Renovations: Other Reno. Year: 2006 # of Fireplace: 2 R.I. Plumbing: _____ Fireplace Fuel: Wood R.I. Fireplaces: _____ Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) & Deck (s), Sundeck (s) Type of Road: Asphalt		Total Parking: 4 Covered Parking: 1 Parking Access: Front Parking: Carport ; Multiple Dist. To Public Transit: Close Dist. to School Bus: Close Title to Land: Freehold NonStrata Property Disc: Yes PAD Rental: _____ Fixtures Leased: No Fixtures Rmvd: _____ Floor Finish: Hardwood, Laminate, Mixed																																																																																																
Legal: PL 10011 LT 12 BLK 4 DL 577/8 LD 37**CANC 04-23-09/EXP** Amenities: Garden, Inside Laundry, Storage Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Microwave, Refrigerator, Security System, Smoke Alarm																																																																																																		
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Finished Floor (Main): 1,551 Finished Floor (Above): 0 Finished Floor (Below): 1,345 Finished Floor (Bsmt.): 0 Finished Floor (Total): 2,896 sq.ft Unfinished Floor: 0 Grant Total: 2,896 sq.ft		# of Rooms: 10 # of Kitchens: 1 # of Levels: 1 Suit: _____ Crawl/Bsmt. Height: _____ Beds in Basmt.: 0 Beds not in Basmt: 4 Basement: Full		<table border="1"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite</th> </tr> </thead> <tbody> <tr><td>1</td><td>Main</td><td>4</td><td>Yes</td></tr> <tr><td>2</td><td>Main</td><td>4</td><td>No</td></tr> <tr><td>3</td><td>Below</td><td>4</td><td>No</td></tr> </tbody> </table> Outbuildings Barn: _____ Workshop/Shed: _____ Pool: _____ Garage Sz: _____ Door Height: _____		Bath	Floor	# of Pieces	Ensuite	1	Main	4	Yes	2	Main	4	No	3	Below	4	No																																																																													
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Sales Agent(s): Best Auction Corp.																																																																																																		
Welcome to this Super Delbrook Family Home! Exceptional, Immaculate family home in highly desirable Delbrook area. 2896 sqft, 2 level with walk-out basement; 4 bdrm, 3 full bath, 2 wood fireplaces. Thoughtfully renovated and updated; well-maintained kitchen with granite countertops, huge island, high end appliances, well-maintained bay window, double glazed windows, designers bathrooms, crown mouldings. Downstairs huge recreation and family rooms, French doors lead to Sundeck facing private garden and green belt along streets. Well-maintained roof and water tank. Move in condition. Close to shopping mall, Recreation Centre, parks and walking distance to Braemar Elementary and Balmoral Junior Secondary schools. Won't last.																																																																																																		
Best Auction Corp		The enclosed information, while deemed to be correct, is not guaranteed.			21/03/2019																																																																																													