

Presented by:
Richard Tak
 Prudential Sussex Realty
 Phone: 604-925-2911 Cell: 604-880-3556
 Email: rt@takrealtor.com
 Website: www.takrealtor.com

North Vancouver, Westlynn Residential Detached
1911 ALDERLYNN DR, V7J 2S8 **MLS# V1044210** **Sold**



List Price: **\$899,000** **Sold Price** **\$929,900** **Days on Market: 5**
Sold Date: **01-Feb-14**

Complex/Subdiv:
 Frontage: **70.00 ft** Bedrooms: **3** PID: **009-728-635**
 Depth/Size: **110** Bathrooms: **3** Type: **House/Single Family**
 Lot Area SqFt: **7700.00** Full Baths: **2** Approx Yr Blt: **1960**
 Rear Yard Exp: **W** Half Baths: **1** Age at List Date: **54**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,362 (2013)**
 Flood Plain: Zoning: **RS3**

View:
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Legal: **PL VAP9304 LT 16 BLK 9 LD 36 GROUP 1, WESTLYNN.**
 Amenities:
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'0 X 12'11	Main F.	Laundry	9'8 X 8'0			X
Main F.	Dining	12'2 X 11'7						X
Main F.	Kitchen	11'8 X 10'7						X
Main F.	Eating Area	11'6 X 8'0						X
Main F.	Family Room	15'5 X 14'3						X
Main F.	Office	11'7 X 9'3						X
Main F.	Foyer	20'5 X 7'7						X
Main F.	Master Bedroom	19'2 X 12'10						X
Main F.	Bedroom	11'10 X 8'0						X
Main F.	Bedroom	11'1 X 11'10						X

Floor Area (SqFt):	Bathrooms
Main Floor Area SqFt: 2,219	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	3 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	4
Total Finished Floor SqFt: 2,219	5
	6
Unfinished Floor: 0	7
Grand Total Floor Area: 2,219	8

Listing Broker(s): **Faith Wilson Group**

The perfect family home! Situated on the high side of a quiet, tree-lined street in desirable neighbourhood, you'll adore this bright 3 bedroom & den home w/children's wing on one side & master suite on another! Boasting beautiful new white Oak h/w floors, enjoy the ambient wood f/p in the living rm, separate family-sized dining, kitchen w/eating area & ample family room w/cozy gas f/p + den is ideal for home office or guest room. French doors lead you out to your exclusive courtyard surrounded by low maintenance lush gardens-ideal for outdoor living. Your private oasis has a romantic gas f/p that peeks into your luxurious 5 piece ensuite w/sumptuous soaker tub. Practical = great schools, amenities & transportation all close by.