

Presented by:
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North Vancouver, Capilano NV Residential Detached
3067 PAISLEY RD, V7R 1C7 **MLS# V1024979** **Sold**



List Price: **\$1,098,000** **Sold Price** **\$1,233,000** **Days on Market: 7**
Sold Date: **10-Sep-13**

Complex/Subdiv:
 Frontage: **60.00 ft** Bedrooms: **3** PID: **002-865-319**
 Depth/Size: **130.0** Bathrooms: **3** Type: **House/Single Family**
 Lot Area SqFt: **7800.00** Full Baths: **2** Approx Yr Blt: **1948**
 Rear Yard Exp: **S** Half Baths: **1** Age at List Date: **65**
 Meas Type: **Feet** If New GST/HST Incl: **No** Taxes: **\$6,152 (2013)**
 Flood Plain: Zoning: **SFD**

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

Style of Home: Rancher/Bungalow	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt, Fibreglass		Dist to School Bus:
Renovations: Completely	Reno Year: 2001	Possession:
Flooring: Hardwood, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Heat Pump		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard, I		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL VAP7829 LT 19 BLK 4 DL 600 & 601 LD 36 GR 1**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 16'			X			X
Main F.	Kitchen	9'1 X 13'11			X			X
Main F.	Dining	11' X 10'			X			X
Main F.	Family Room	18'2 X 11'4			X			X
Main F.	Bedroom	14'6 X 9'3			X			X
Main F.	Bedroom	10'4 X 12'2			X			X
Main F.	Master Bedroom	11'6 X 16'8			X			X
Main F.	Office	8'2 X 8'4			X			X
Main F.	Study	12'8 X 15'9			X			X
Main F.	Laundry	12'3 X 10'			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,272	Total # Rooms: 10	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,272	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,272		8

Listing Broker(s): **Prudential Sussex Realty(WVan)**

Just a short walk to Edgemont Village & the library, this home has a wonderful indoor/outdoor connection. Living here feels like being on holiday every day. The lovely Arts & Crafts details are timeless and set on a beautifully landscaped, fully fenced, sunny south-facing garden, 60' x 130' (7,800 sq ft). This charming home offers a great lifestyle with 3 bedrooms, 2 1/2 bathrooms and an effective age of 12 plus it includes...a climbing wall and detached studio! Experience single level living with lots of pleasant & thoughtful surprises. Note wide doorways. Open Houses: Sat & Sun, Sept 7th & 8th, 2-4 PM.