

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

North Vancouver, VNVHM (Hamilton) Residential Detached
2041 LARSON RD MLS # V693713 **Active**

No Photo Available

List Price: \$699,000

Complex/Subdiv:
 Postal Code: V7M 3A1

Frontage: 33.00 ft	Type: HOUSE
Depth/Size: 120	Approx Yr Blt: 1979
Lot Area SqFt: 3,960	Bedrooms: 4
Rear Yard Exp:	Bathrooms: 3
Meas Type: Feet	Full Baths: 2
Flood Plain:	Half Baths: 1
Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water	Taxes: \$2,978 /2007
	If New GST Incl:
	Occupancy: Owner

View:

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Other	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	Dist to Public Trans: 1 BLK	Dist to School Bus: 2 BLKS
Type of Roof: Torch-On	Possession:	
Renovations: Partly	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Mixed		Seller's Interest: Registered Owner /
Water Supply: City/Municipal		Mortgage Info: 0 /
Heat/Fuel: Forced Air / Natural Gas		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Roughed in Plumb:
Outdoor Area: Balcony(s); Patio(s) or Deck(s) / Fenced Yard		Fixtures Leas: No
Pad Rental:		Fixt Removed:
Out Buildings:		

Legal: LOT 30 OF D PL 4195 BLK 1 DL 547 LD 37 PID: 004-392-868

Amenities:

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

Site Influences: Central Location / Recreation Nearby / Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'			X			X
Main F.	Kitchen	11' X 10'			X			X
Main F.	Dining	12' X 8'			X			X
Main F.	Bedroom	12' X 9'			X			X
Main F.	Den	11' X 7'			X			X
Above	Master Bedroom	11' X 11'			X			X
Above	Bedroom	12' X 8'			X			X
Above	Bedroom	10' X 8'			X			X
					X			
					X			

Floor Area (SqF)		Total # Rooms: 8		Bathrooms	
Main Floor Area SqFt:	1,050	# Kitchens:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	650	Finished Levels:	2	2	2 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	
Total Finished Floor SqFt:	1,700			5	
		Suite:		6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	1,700			8	

Listing Broker(s): Prudential Sussex Realty

Architect designed contemp 4 bdrm/3 bathrm well maint hme with W facing fenced bkyd on 30 x 120 ft lot. It has a private low mtnce yard & a great upper deck with views to Stanely Park . . .private bamboo courtyard . . .a LR with vaul ceils & skylights.