

Closed
R2883101
 Board: V, Detached
 House/Single Family

331 FAIRWAY DRIVE

North Vancouver
 Dollarton
 V7G 1L4

\$2,399,000 (LP)
\$2,415,000 (SP)



Days on Market: **7** List Date: **5/14/2024** Seller's Acceptance Date: **5/21/2024**
 Orig. Price: **\$2,399,000** Expiry Date: **7/14/2024** Subject Removal Date: **5/28/2024**
 Prev. Price: **\$0** Completion Date: **7/9/2024**

Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1976**
 Frontage (feet): **82.40** Bedrooms: **4** Age: **48**
 Frontage (metres): **25.12** Bathrooms: **3** Zoning: **SF**
 Depth / Size: **IRR** Full Baths: **3** Gross Taxes: **\$8,235.00**
 Lot Area (sq.ft.): **7,200.00** Half Baths: **0** For Tax Year: **2023**
 Lot Area (acres): **0.17** Rear Yard Exp: **West** Tax Inc. Utilities?: **No**
 Flood Plain: **No** P.I.D.: **002-601-711** Tour: **Virtual Tour URL**
 View: **Yes : Mountains**

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Brick, Wood** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Renovations: **Partly** Reno. Year: **2017** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **3** R.I. Fireplaces: Seller's Interest: **Registered Owner**
 Fireplace Fuel: **Natural Gas** Rain Screen: Property Disc.: **Yes**
 Fuel/Heating: **Forced Air, Heat Pump, Radiant** Metered Water: Fixtures Leased: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** R.I. Plumbing: Fixtures Rmvd: :
 Type of Roof: **Tar & Gravel** Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 73, BLOCK C, PLAN VAP16045, DISTRICT LOT 230, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):		Floor			Dimensions			Floor		Type		Dimensions		Bathrooms	
Finished Floor (Main):	1,597														
Finished Floor (Above):	0	Main	Living Room	12'10x20'9	Bsmt	Gym	19'2 x 12'5								
Finished Floor (AbvMain2):	0	Main	Dining Room	12'10x13'9			x							Main	4
Finished Floor (Below):	1,159	Main	Kitchen	11'3x11'8			x							Main	3
Finished Floor (Basement):	272	Main	Family Room	10'2x15'10			x							Below	3
Finished Floor (Total):	3,028 sq. ft.	Main	Bedroom	10'7x9'0			x								
Unfinished Floor:	0	Main	Bedroom	12'11x9'11			x								
Grand Total:	3,028 sq. ft.	Main	Primary Bedroom	12'11x12'0			x								
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	12'4x17'6			x								
		Below	Dining Room	12'4x9'8			x								
		Below	Kitchen	12'5x8'11			x								
		Below	Bedroom	12'4x11'0			x								
		Below	Laundry	12'9x9'10			x								
		Below	Foyer	10'1x12'0			x								

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **2** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 3:
 List Desig Agt 1: **James Garbutt PREC* - Phone: 604-315-3300** info@gdrealestate.ca
 List Broker 2: **Oakwyn Realty Ltd. - Office: 604-620-6788**
 List Desig Agt 2: **Denny Dumas PREC* - Phone: 604-805-3115** 3:
 Buyer's Broker 1: **Heller Murch Realty - OFC: 604-518-9682**
 Buyer's Agent 1: **Donald Short** 2: 3:
 Owner: **Taylor Fahr & Tianjiao Feng**
 Commission: **3.22% OF THE FIRST \$100,000 / 1.15% OF THE BALANCE.**

Appointments: **Touchbase**
 Call: **Touchbase/Text James**
 Phone: **604-315-3300**

Occupancy: **Owner**
 Remarks: **Lot size from BC Assessment. Professionally measured by SCANN3D.CA. 272SF Basement is the out dwelling Gym. Basement suite is unauthorized (not currently rented). IDRPO (May 21) Tuesday at 5pm. Send your clients through, full cooperation always.**

Dream home in paradise! Beautifully renovated on a quiet street near Cates Parks & Deep Cove. Spacious entertainment-style sunroom/kitchen, large decks on either side and a private hot tub. Separate living and dining areas are perfect for family life. Primary bed incl ensuite with a steam shower. Bright lower level with a 1-Bed Suite! Features; updated kitchen & baths (2017), 2 car garage, versatile office/gym studio, turf putting green, new deck w/ composite decking (2024), heat pump (2024), vinyl windows (2020). Kitchen w/ premium finishes, granite slab counters, new cabinets, and stainless steel appliances, a Bertazzoni gas stove. Fantastic location steps to trails and parks on a quiet no through street! Walk to Sherwood Elem, Roche Point Park & the beach!