



Presented by:
David Matiru PREC*
 Stilhavn Real Estate Services
 Phone: 778-688-6977
<https://www.davidmatiru.com>
 david@davidmatiru.com



Active
R2575723
 Board: V
 House/Single Family

3350 CALDER AVENUE
 North Vancouver
 Upper Lonsdale
 V7N 3R7

Residential Detached
\$2,388,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **112**
 Lot Area (sq.ft.): **9,120.00**
 Flood Plain:
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **80.00**
 Bedrooms: **6**
 Bathrooms: **3**
 Full Baths: **3**
 Half Baths: **0**

Original Price: **\$2,388,000**
 Approx. Year Built: **1961**
 Age: **60**
 Zoning: **RSNQ**
 Gross Taxes: **\$7,423.71**
 For Tax Year: **2020**
 Tax Inc. Utilities?:
 P.I.D.: **007-352-425**
 Tour: **Virtual Tour URL**

View: **Yes: Water and Mountain**
 Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Total Parking: **6** Covered Parking: **2** Parking Access:
 Parking: **Carport; Multiple**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT A, BLOCK 1, PLAN VAP8695, PART W1/2, DISTRICT LOT 784, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 6**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 11'3	Below	Kitchen	12'3 x 9'10			x
Main	Kitchen	14'7 x 10'4	Below	Living Room	14'0 x 9'11			x
Main	Dining Room	11'8 x 8'11	Below	Bedroom	12'6 x 12'3			x
Main	Master Bedroom	14'10 x 12'3	Below	Bedroom	11'7 x 9'11			x
Main	Bedroom	12'2 x 11'5			x			x
Main	Bedroom	10'5 x 8'10			x			x
Main	Bedroom	9'11 x 9'10			x			x
Below	Recreation	21'10 x 15'4			x			x
Below	Mud Room	15'4 x 5'1			x			x
Below	Foyer	9'1 x 6'1			x			x

Finished Floor (Main):	1,258	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	5	No	
Finished Floor (Below):	1,414	# of Levels: 3	2	Below	3	No	
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	4	No	
Finished Floor (Total):	2,672 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 6	5				
Grand Total:	2,672 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

Listing Broker(s): **Stilhavn Real Estate Services**

Corner lot house located centrally in Upper Lonsdale. Completely remodelled over the last 10 years in 3 phases, an approx \$500,000 investment. Phase 1" down-to-studs overhaul of the ground level including all-new electrical & utilities. Phase 2: an upper floor modern remodel designed by Jillian Harris & Love It or List It Vancouver featuring a reverse plan layout with upstairs kitchen and west-facing sunset views. Phase 3: a high quality exterior update with an outdoor sports court. You will love the location and the lifestyle. A 1 block walk to high ranking Andre Piolat and Ecole Braemar schools - walk your kids to school everyday. A short walk to Delbrook Center & Edgemont; close to Grouse Mountain, Park Royal, & Lonsdale Quay. Enjoy the best of what North Vancouver has to offer.