

# FOR SALE & *for living*

1022 Melbourne Avenue  
North Vancouver



## **PRIME EDGEMONT VILLAGE MOVE IN READY HOME!**

FULLY RENOVATED Stylish home situated on one of Edgemont's most desired streets! THIS 3 OVERSIZED Bedroom (can be 4) + Den with Air Conditioning is MOVE IN READY. Chef's kitchen offers high end appliances: Wolf Gas Range, Subzero fridge & Bosch DW. Beautiful refinished real wood flooring in living and dining room with a Solus Décor fireplace surround. Designer paint & high end fixtures throughout. No details has been spared! Suite potential in the basement with separate entrance. Entertain & relax in your perfectly manicured fully irrigated garden & flat backyard complete with a mini toy house custom built for the kids! Bonus EV charging station, new gutters & garage with plenty of storage. Sought after after Highlands (Rated top public elementary school over the past 5 years) and Handsworth school catchments. Unbeatable Location steps to Edgemont Village, Delbrook Rec Centre & transit. TO SEE IS TO FALL IN LOVE.

### INFORMATION YOU NEED TO KNOW:

PRICE	\$2,499,900
ADDRESS	1022 Melbourne Avenue, North Vancouver
AREA	Edgemont
TYPE	Rancher with Basement
BEDROOMS	3 (Convertible to 4)
BATHROOMS	2.5
SQ FT	2,439
LOT SIZE (SQ FT)	8,050
TAXES (2016)	\$8,447.32
YEAR BUILT	1954 (Full Renos December 2006)
PARKING	Detached Garage
SCHOOLS	Highlands Elementary & Handsworth Secondary
MLS NO	R2183303

### INFORMATION YOU **want** TO KNOW:



Groceries:  
Edgemont Village



Nearest Park:  
Eldon Park



Schools nearby:  
Highlands Elementary



Coffee shop nearby:  
Caffè Artigiano



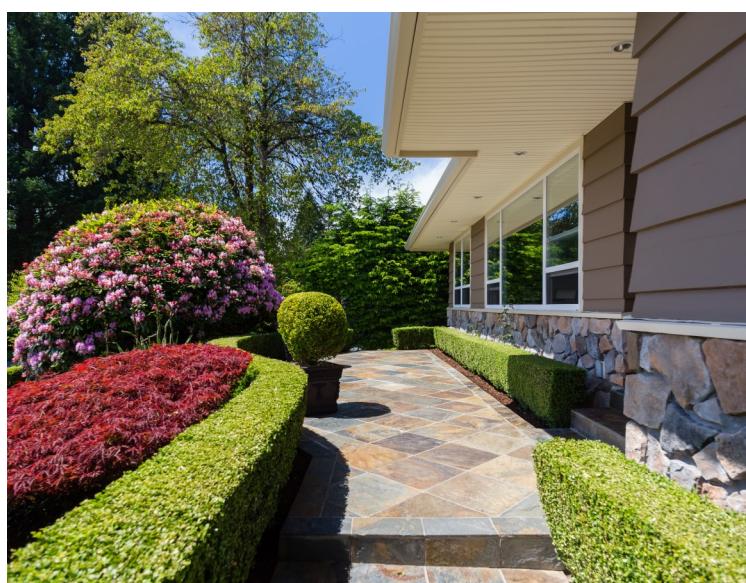
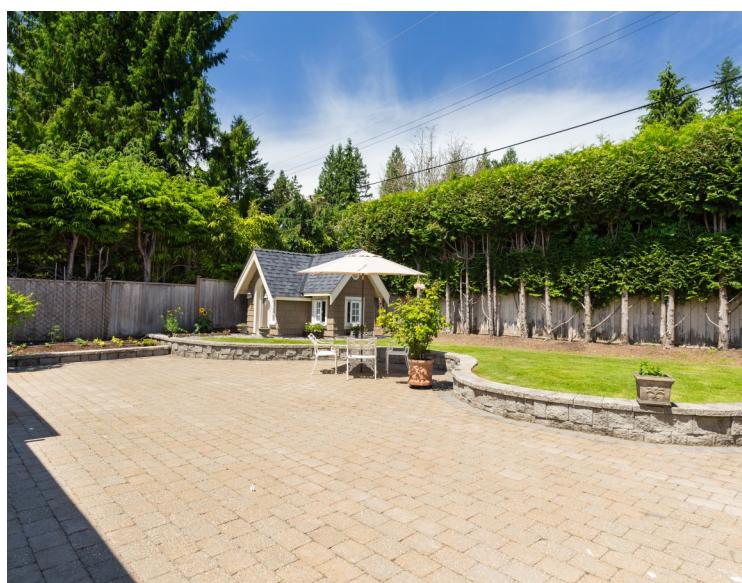
THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGREEMENT(S).

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1022 Melbourne Avenue, North Vancouver, BC

Upper Floor: 1258 Sq. Ft.  
Lower Floor: 1181 Sq. Ft.

Total Finished Area: 2439 SQ. FT.

Garage: 342 SQ. FT.

Grand Total: 2781 SQ. FT.

**GARAGE**  
**15'-2" x 20'-1"**  
**342 SQ.FT.**

GARAGE PLAN

This architectural floor plan illustrates the layout of a house with the following dimensions:

- KITCHEN:** 11'-6" x 14'-9"
- EATING AREA:** 7'-9" x 7'-1"
- M. BATH:** 7'-7" x 7'-1"
- PWD. (CLO.):** 3'-8" x 15'-0"
- FOYER:** 3'-8" x 15'-0"
- CLO.:** 10'-8" x 13'-7"
- CLO.:** 13'-0" x 14'-0"
- MASTER BEDROOM:** 13'-0" x 14'-0"
- CLOSET:** 13'-0" x 14'-0"
- LIVING ROOM:** 15'-3" x 13'-9"
- DINING ROOM:** 9'-8" x 10'-8"

UPPER FLOOR PLAN  
Ceiling Height: 8'-0"

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Presented by:

**Derek Kai PREC\***

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**Active****R2183303**

Board: V

House/Single Family

**1022 MELBOURNE AVENUE**North Vancouver  
Edgemont  
V7R 1P2

Residential Detached

**\$2,499,900 (LP)**

(SP)



Sold Date: **Frontage (feet): 70.00** Original Price: **\$2,499,900**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1954**  
Depth / Size: **115** Bathrooms: **3** Age: **63**  
Lot Area (sq.ft.): **8,050.00** Full Baths: **2** Zoning: **RSH**  
Flood Plain: **Half Baths: 1** Gross Taxes: **\$8,447.32**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?:  
If new, GST/HST inc?:  
Tour:

View: **Yes: MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Perimeter**Rain Screen: **None**Renovations: **Completely**# of Fireplaces: **1**Fireplace Fuel: **Gas - Natural**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Balcony(s) Patio(s) Deck(s)**Type of Roof: **Asphalt**Reno. Year: **2006**

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**Parking: **Garage; Single**Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **NEAR**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **Yes: FLOWER POTS, SCULPTURE OUTSIDE**Floor Finish: **Hardwood, Mixed**Legal: **PL VAP7661 LT 8 BLK 65 LD 36**Amenities: **Air Cond./Central**Site Influences: **Central Location, Private Setting, Private Yard**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Security System, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Kitchen</b>	<b>11'6 x 14'9</b>	<b>Below</b>	<b>Bedroom</b>	<b>12'1 x 11'8</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>15'3 x 13'9</b>	<b>Below</b>	<b>Walk-In Closet</b>	<b>5'9 x 4'8</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>9'8 x 10'8</b>	<b>Below</b>	<b>Bar Room</b>	<b>11'10 x 9'</b>			<b>x</b>
<b>Main</b>	<b>Eating Area</b>	<b>7'9 x 7'1</b>						<b>x</b>
<b>Main</b>	<b>Foyer</b>	<b>3'8 x 15'</b>						<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>13' x 14'</b>						<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>10'8 x 13'7</b>						<b>x</b>
<b>Below</b>	<b>Recreation</b>	<b>23'5 x 13'4</b>						<b>x</b>
<b>Below</b>	<b>Den</b>	<b>8'7 x 7'4</b>						<b>x</b>
<b>Below</b>	<b>Laundry</b>	<b>12'2 x 5'9</b>						<b>x</b>

Finished Floor (Main):	<b>1,258</b>	# of Rooms: <b>13</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,181</b>	# of Levels: <b>2</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Below</b>	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,439 sq. ft.</b>	Crawl/Bsmt. Height: Beds in Basement: <b>0</b>	4				Garage Sz: <b>15'2 x 20'1</b>
Unfinished Floor:	<b>0</b>	Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total:	<b>2,439 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
			7				
			8				

Listing Broker(s): **Rennie & Associates Realty****Rennie & Associates Realty**

**FULLY RENOVATED** Stylish home situated on one of Edgemont's most desired streets! 3 **OVERSIZED** Bedrooms (can be 4) with A/C + Den. **MOVE IN READY**. Chef's kitchen offers high-end appliances: Wolf Gas range, Sub-Zero fridge & Bosch DW. Beautiful refinished real wood flooring in living/dining room with a Solus Décor F/P surround. Designer paint & high end fixtures throughout. No detail has been spared! Suite potential in basement. Entertain & relax in your perfectly manicured fully irrigated garden & flat backyard complete with a mini toy house custom built for the kids! Bonus EV charging station, new gutters & garage w/ plenty of storage. Sought after Highlands/Handsworth school catchment & close to Edgemont Village & all amenities. TO SEE IS TO FALL IN LOVE. Open House Sat/Sun July 8/9, 2-4

RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.

PREC\* indicates 'Personal Real Estate Corporation'.

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