

#22 - 3595 Salal Drive, North Vancouver

1,149,000



Welcome to Seymour Village! This bright, contemporary 3 bedroom + 3 bathroom Townhouse is situated on the very Southwest corner of the complex next to the forest making this the most PRIVATE & only home with a WRAP AROUND YARD! The home features 9 foot ceilings, laminate throughout, modern kitchen with stainless steel appliances, custom built in pantry & a coffee nook. Open concept living on the main floor with large windows to allow plenty of natural light & a powder room for your guests! Upstairs, you'll find 3 large sized bedrooms, 2 baths & laundry. Plenty of outdoor space: 3 large balconies + a patio with a HOT TUB! Attached garage with side by side pkg plus a large driveway to fit 2 more cars. Surrounded by wooded trails, beaches & mountains yet walking distance to shopping, golf course, coffee & more

KEY INFORMATION

ADDRESS: #22 - 3595 Salal Drive, North Vancouver

PRICE: \$1,149,000

AREA: Roche Point

TYPE: 3 Bedroom + 3 Bathroom

SQ FT: 1,655 SF

YEAR BUILT: 2018

TAX: \$4,641.67 (2019)

STRATA FEES: \$333.69

FEATURES

VIEWS: Green Belt and Forest

PARKING: 2 Car Garage & 2 On driveway

PETS: 2 Pets

RENTAL: No Restrictions

ELEMENTARY: Sherwood Park Elementary

HIGH SCHOOL: Seycove Secondary



Derek Kai PERSONAL REAL ESTATE CORPORATION
604.868.1666
dkai@rennie.com
expertliving.ca

rennie



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

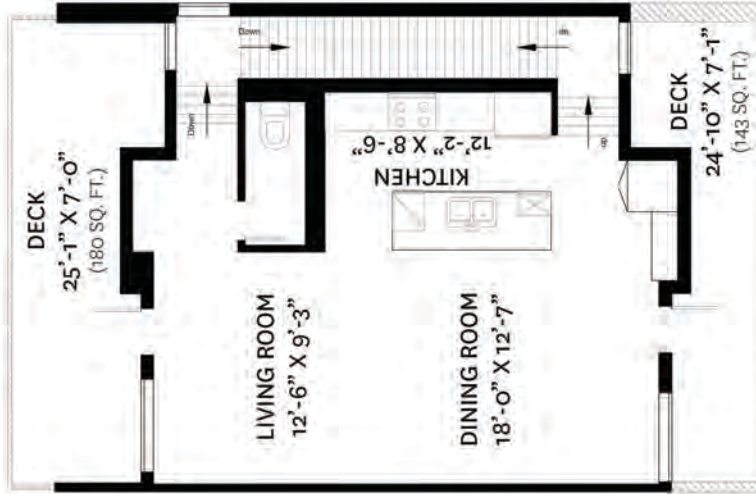
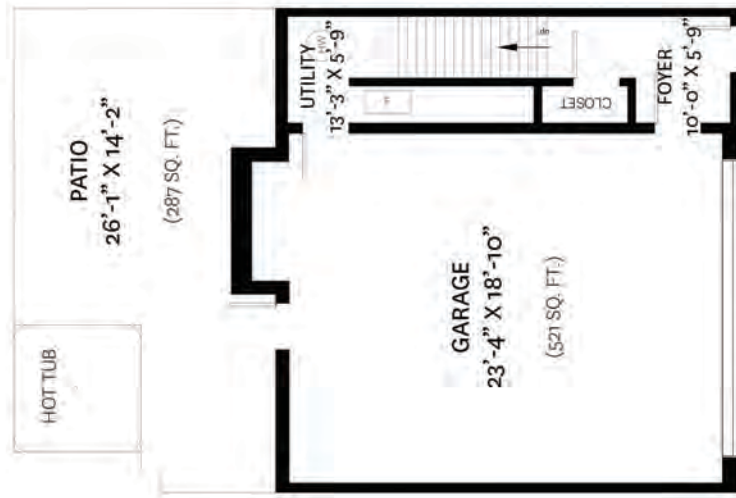
rennie



Derek Kai Personal Real Estate Corporation
604.868.1666
dkai@rennie.com
expertliving.ca

22 - 3595 SALAL DRIVE, NORTH VANCOUVER, BC

LOWER FLOOR TOTAL: 156 SQ. FT. PATIO: 287 SQ. FT.
MAIN FLOOR TOTAL: 752 SQ. FT. GARAGE: 521 SQ. FT.
UPPER FLOOR TOTAL: 747 SQ. FT. DECK: 323 SQ. FT.
TOTAL: 1,655 SQ. FT. BALCONY: 75 SQ. FT.



floor plan designed by ishot.ca Enterprises Inc.
604.368.7979 ishot.ca


rennie

Presented by:
Derek Kai PREC*
 Rennie & Associates Realty Ltd.
 Phone: 604-868-1666
 dkai@rennie.com

rennie

Active
R2508203
 Board: V
 Townhouse

22-3595 SALAL DRIVE
 North Vancouver
 Roche Point
 V7G 0A7

Residential Attached
\$1,149,000 (LP)
 (SP) 



Sold Date: Frontage (feet): Original Price: **\$1,149,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2018**
 Depth / Size (ft.): Bedrooms: **3** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **MF**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$4,641.67**
 Council Apprv?: Half Baths: **1** For Tax Year: **2019**
 Exposure: **South** Maint. Fee: **\$333.69** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **800-141-486**
 Mgmt. Co's Name: **TRIBE** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-343-3601**
 View: **Yes: QUIET GREEN BELT & FOREST**
 Complex / Subdiv: **SEYMOUR VILLAGE**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 3 Storey	Total Parking: 4	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Mixed			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development: 50	Total Units in Strata:
Renovations:		Title to Land: Leasehold prepaid-Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Forced Air	# of Fireplaces: 0	Fixtures Rmvd: Yes: 3 x TV/Mounts, Wall planters, Circle mirror, 2nd bdrm light	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate	
Type of Roof: Torch-On			

Maint Fee Inc: **Gardening, Management, Sewer, Snow removal**
 Legal: **SUB LEASE 21, LOT 144 BURNARD INLET RESERVE NO. 3 AS SHOWN ON SURVEY PLAN 107181 CSLR, PIN 903025169**

Amenities: **Garden, In Suite Laundry, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6" x 9'3"			x			x
Main	Dining Room	18' x 12'7"			x			x
Main	Kitchen	12'2" x 8'6"			x			x
Main	Patio	25'1" x 7'			x			x
Above	Master Bedroom	12'10" x 10'7"			x			x
Above	Walk-In Closet	6'11" x 4'10"			x			x
Above	Bedroom	11'11" x 8'7"			x			x
Above	Bedroom	10'7" x 8'8"			x			x
Above	Patio	10'8" x 6'9"			x			x
		x			x			x

Finished Floor (Main): 752	# of Rooms: 9	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 747	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 156	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	No	Pool:
Finished Floor (Total): 1,655 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,655 sq. ft.				7				
				8				

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

Welcome to Seymour Village! This bright, contemporary 3 bed + 3 bath TH is situated on the very SW corner of the complex next to the forest making this the most PRIVATE & only home with a WRAP AROUND YARD! The home feat. 9ft ceilings, laminate throughout, modern kitchen with S/S appliances, custom built in pantry & a coffee nook. Open concept living on the main floor with lrg windows to allow plenty of natural light & a powder room for your guests! Upstairs, you'll find 3 lrg sized bdrms, 2 baths & laundry. Outdoor space: 3 large balconies + a patio with a HOT TUB! Attached garage with side by side pkg plus a large driveway to fit 2 more cars. Surrounded by wooded trails, beaches & mountains yet walking distance to shopping, golf course, coffee & more.

REA Full Public

The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

10/14/2020 01:23 PM



Derek Kai Personal Real Estate Corporation
 604.868.1666
 dkai@rennie.com
 expertliving.ca

rennie