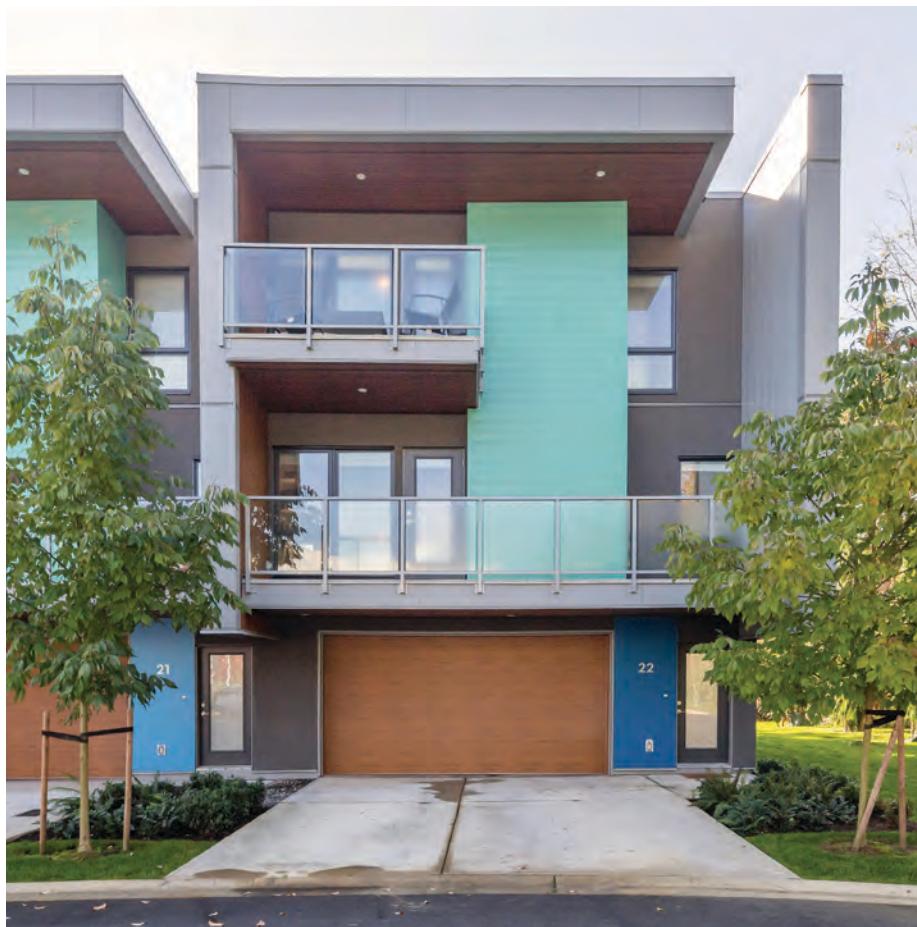


#22 - 3595 Salal Drive, North Vancouver

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



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dkai@rennie.com
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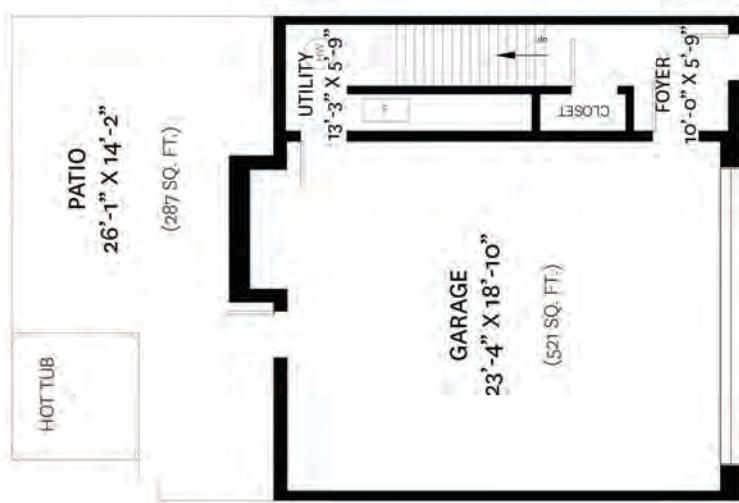


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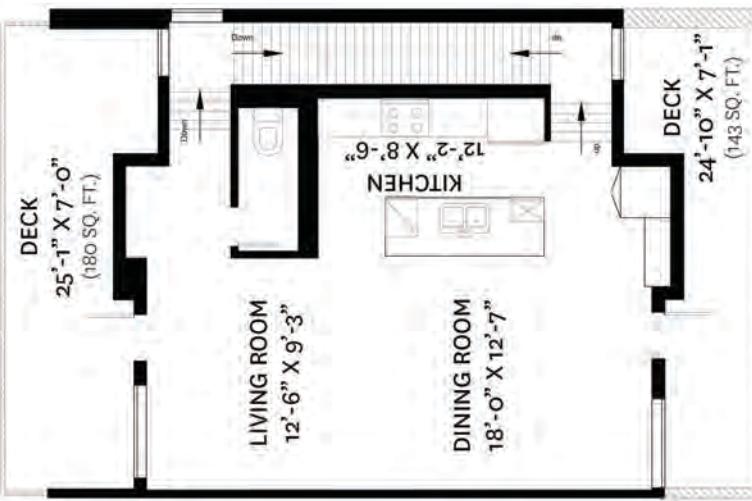
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22 - 3595 SALAL DRIVE, NORTH VANCOUVER, BC

LOWER FLOOR TOTAL: 156 SQ. FT.
 MAIN FLOOR TOTAL: 752 SQ. FT.
 UPPER FLOOR TOTAL: 747 SQ. FT.
 TOTAL: 1,655 SQ. FT.



LOWER FLOOR PLAN
 Ceiling Height: 8'-3"



MAIN FLOOR PLAN
 Ceiling Height: 8'-11"



UPPER FLOOR PLAN
 Ceiling Height: 9'-0"

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



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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:		
Complex / Subdiv: SEYMOUR VILLAGE		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water 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			Dist. to Public Transit:
Rain Screen:	Reno. Year:	Units in Development: 50	Dist. to School Bus:
Renovations:	R.I. Plumbing:	Title to Land: Leasehold prepaid-Strata	Total Units in Strata:
Water Supply: City/Municipal	Metered Water:		
Fireplace Fuel:	R.I. Fireplaces:	Property Disc.: Yes	
Fuel/Heating: Forced Air	# of Fireplaces: 0	Fixtures Leased: :	
Outdoor Area: Balcony(s) Patio(s) Dck(s)		Fixtures Rmvd: Yes: 3 x TV/Mounts, Wall planters, Circle mirror, 2nd bdrm light	
Type of Roof: Torch-On		Floor Finish: Laminate	

Maint Fee Inc: **Gardening, Management, Sewer, Snow removal**Legal: **SUB LEASE 21, LOT 144 BURRARD 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?
Finished Floor (Above):	747	Crawl/Bsmt. Height:			1	Main	2	No
Finished Floor (Below):	156	Restricted Age:			2	Above	4	Yes
Finished Floor (Basement):	0	# of Pets: Cats: Dogs:			3	Above	3	No
Finished Floor (Total):	1,655 sq. ft.	# or % of Rentals Allowed:			4			
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5			
Grand Total:	1,655 sq. ft.	Basement: None			6			
					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



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