



Presented by:  
**Derek Kai PREC\***  
Chow & Kai Group  
Rennie & Associates Realty Ltd.  
Phone: 604-868-1666

**rennie**

dkai@rennie.com

**Active**  
**R3122544**  
Board: V  
House/Single Family

**3253 KERRSTEAD PLACE**  
North Vancouver  
Lynn Valley  
V7J 3T4

Residential Detached  
**\$2,889,900** (LP) (SP) (M)



Sold Date: :  
Meas. Type: **Feet**  
Frontage(feet): **67.91**  
Frontage(metres): **20.70**  
Depth / Size: **185/156**  
Lot Area (sq.ft.): **10,545.00**  
Lot Area (acres): **0.24**  
Flood Plain: :  
View: :  
Complex/Subdiv: :  
First Nation Reserve: :  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?: :  
Bedrooms: **5**  
Bathrooms: **5**  
Full Baths: **4**  
Half Baths: **1**  
Rear Yard Exp: **West**  
P.I.D.: **015-724-549**

Original Price: **\$2,889,900**  
Approx. Year Built: **1991**  
Age: **35**  
Zoning: **RS3**  
Gross Taxes: **\$8,349.21**  
For Tax Year: **2025**  
Tax Inc. Utilities?: :  
Tour: :

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Glass, Stucco**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
# of Fireplaces: **2** R.I. Fireplaces: :  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**  
Type of Roof: **Wood**

Reno. Year: **2011**  
Rain Screen: :  
Metered Water: :  
R.I. Plumbing: :  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Driveway Finish: :  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: :  
Legal: **LOT 29 BLOCK 11 DISTRICT LOT 2087 PLAN 22680**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Drvr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Smoke Alarm, Storage Shed, Vacuum - Built In**

Finished Floor (Main):	1,551	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	#Pcs
Finished Floor (Above):	1,276	Main	Kitchen	13'1 x 10'4	Below	Flex Room	18'3 x 13'11	Floor	2
Finished Floor (AbvMain2):	0	Main	Living Room	23'1 x 13'2	Below	Bedroom	13'8 x 9'9	Main	5
Finished Floor (Below):	1,490	Main	Dining Room	14'7 x 9'11	Below	Bar Room	11' x 9'2	Above	3
Finished Floor (Basement):	0	Main	Eating Area	15'2 x 11'8	Below	Living Room	13'6 x 12'5	Above	5
Finished Floor (Total):	4,317sq. ft.	Main	Office	11' x 9'11	Below	Utility	7' x 5'3	Below	4
Unfinished Floor:	0	Main	Family Room	18'9 x 13'2					
Grand Total:	4,317sq. ft.	Main	Laundry	9' x 6'5					
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'11 x 13'1					
Suite:		Above	Walk-In Closet	7'7 x 4'10					
Basement: Fully Finished		Above	Bedroom	10'4 x 9'11					
		Above	Bedroom	10'11 x 10'5					
		Above	Bedroom	9'7 x 11'4					
		Below	Recreation Room	24'3 x 18'3					

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: : Registered in MHR?: : PAD Rental: :  
# of Kitchens: **1** # of Rooms: **18** MHR#: : CSA/BCE: : Maint. Fee: :  
ByLaw Restrictions: :

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

**Serene Luxury in the Heart of Lynn Valley. Discover an exceptional executive residence on one of Lynn Valley's most coveted cul-de-sacs. Meticulously maintained by the original owners, this 4,300+ SF home sits on a massive 10,545 SF flat lot backing onto a lush, private greenbelt. The home features fresh interior and exterior paint, a new furnace, and new gutters with guards. The main floor boasts an open Chef's kitchen and soaring ceilings, while the basement offers suite potential with a separate entrance and pre-plumbed kitchen. Car enthusiasts will appreciate the 12'1" high double garage and 200amp service. Relax in the sun-drenched, west-facing backyard, all within minutes of the Town Centre, transit, and top-tier schools.**

RED Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates "Personal Real Estate Corporation". 05/12/2026 10:34 AM

## 3253 Kerrstead Place, North Vancouver

\$2,889,900



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#### KEY INFORMATION

ADDRESS: 3253 Kerrstead Place, North Vancouver  
PRICE: \$2,889,900

AREA: Lynn Valley

TYPE: 5 Bedroom + 5 Bathroom

SQ FT: 4,317

YEAR BUILT: 1991

TAX: \$8,349.21 (2025)

FRONTAGE: 67.91 Feet

LOT SIZE: 10,545 SF

PARKING: 2 Car Garage

ELEMENTARY: Lynn Valley Elementary

HIGH SCHOOL: Argyle Secondary

\*Some Photos Using AI & Virtual Staging



Presented by: rennie & associates realty ltd.



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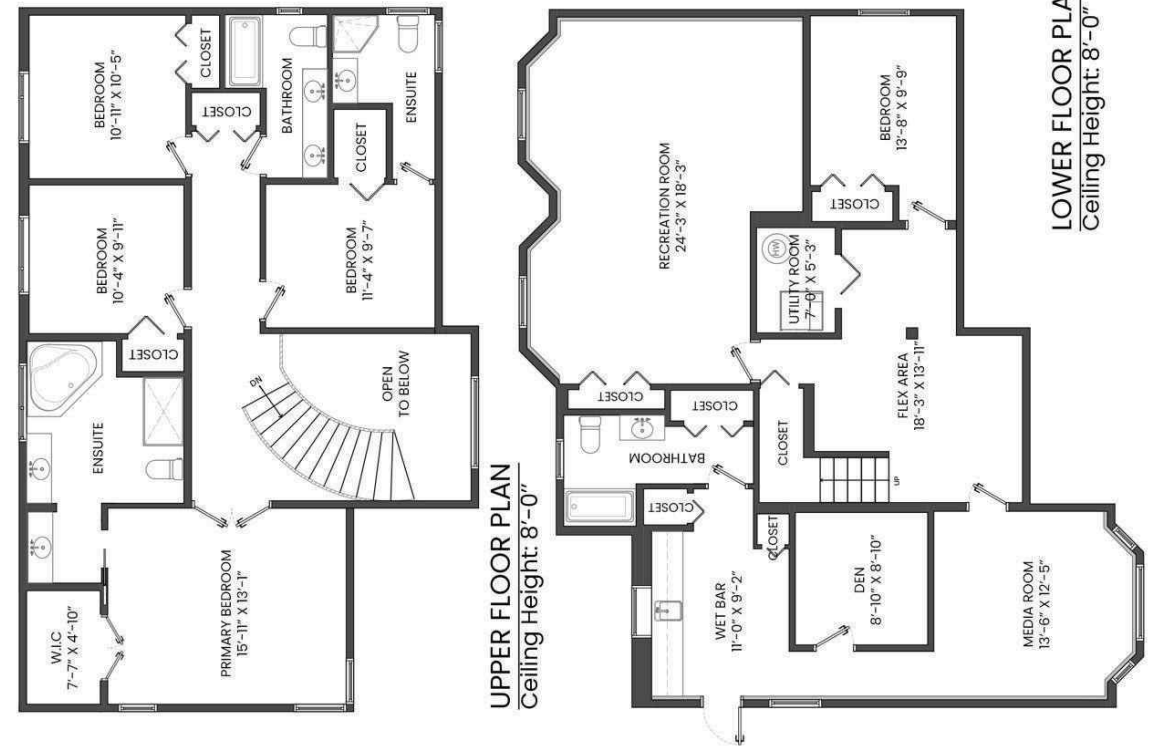
**rennie**





**3253 KERRSTEAD PLACE, NORTH VANCOUVER, BC**

LOWER FLOOR TOTAL: 1,490 SQ.FT. GARAGE: 481 SQ. FT.  
 MAIN FLOOR TOTAL: 1,551 SQ.FT. DECK: 63 SQ. FT.  
 UPPER FLOOR TOTAL: 1,276 SQ.FT. PORCH: 51 SQ. FT.  
 TOTAL: 4,317 SQ.FT. STORAGE: 94 SQ. FT. PATIO: 118 SQ. FT.

\*DISCLAIMER: BC ASSESSMENT SHOWS 4,294 SQ.FT.



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