



Presented by:
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North Vancouver, Canyon Heights NV Residential Detached
4586 TEVIOT PL, V7R 4M5 MLS# V974253 **Sold**



List Price: \$998,000 Sold Price: \$989,000 Days on Market: 18
 Sold Date: 15-Oct-12

Complex/Subdiv: Canyon Heights

Frontage:	Bedrooms:	6	PID:	002-461-285
Depth/Size:	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt: 10086.00	Full Baths:	3	Approx Yr Blt:	1967
Rear Yard Exp: W	Half Baths:	0	Age at List Date:	45
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$5,485 (2012)
Flood Plain:	Zoning:	RS3		

View: Y - Some of Grouse Mountain from upstairs
 Serv. Connected: Electricity, Natural Gas, Storm Sewer, Sanitary Sewer, Water

Style of Home: 3 Storey	Total Parking:	Covered Parking:	0
Construction: Frame - Wood	Parking Access:	Front	
Foundation: Concrete Perimeter	Parking Facilities:	Open	
Exterior: Wood			
Rainscreen:	R/I Plumbing:	Dist to Public Trans:	1 blk Dist to School Bus: 1km
Type of Roof: Asphalt, Torch-On		Possession:	
Renovations:	Reno Year:	Title to Land:	Freehold NonStrata
Flooring: Mixed		Seller's Interest:	Registered Owner
Water Supply: City/Municipal		Mortgage Info:	\$0
Heat/Fuel: Forced Air, Natural Gas			
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel: Wood		Out Buildings:	
Outdoor Area: Fenced Yard			
Pad Rental:			
Fixtures Leas: N			
Fixt Removed:			

Legal: PL VAP16303 LT 1 BLK B&C DL 595 LD 36 GROUP 1.
 Amenities:
 Site Influences: Cul-de-Sac, Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Microwave

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4" X 21'9"	Below	Family Room	16'3" X 21'1"			X
Main F.	Dining	14' X 11'	Below	Laundry	13' X 9'8"			X
Main F.	Master Bedroom	11'3" X 14'6"	Below	Bedroom	10'8" X 12'8"			X
Main F.	Bedroom	13'0" X 13'9"	Main F.	Foyer	7'6" X 16'3"			X
Main F.	Bedroom	11'9" X 11'2"			X			X
Main F.	Kitchen	16'10" X 8'8"			X			X
Main F.	Nook	8'3" X 9'5"			X			X
Main F.	Den	12'9" X 11'4"			X			X
Above	Bedroom	16'6" X 19'3"			X			
Above	Bedroom	16'7" X 12'8"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,400	Total # Rooms: 14	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 570	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 600	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 3,570	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,570		8

Listing Broker(s): RE/MAX Masters Realty

One of the best values in this highly sought after N.Van neighborhoods. This 6 bedroom, 3 bath family home sits on an almost 1/4 acre lot in the Handsworth school catchment. Public transit is only 1 block away and Grouse Mountain is in your backyard. Downstairs is easily suited and your only minutes to all of the finest shopping, schools, recreation and downtown Vancouver. Don't miss out on this fantastic property. Open House Sun, Oct 7 2-4pm



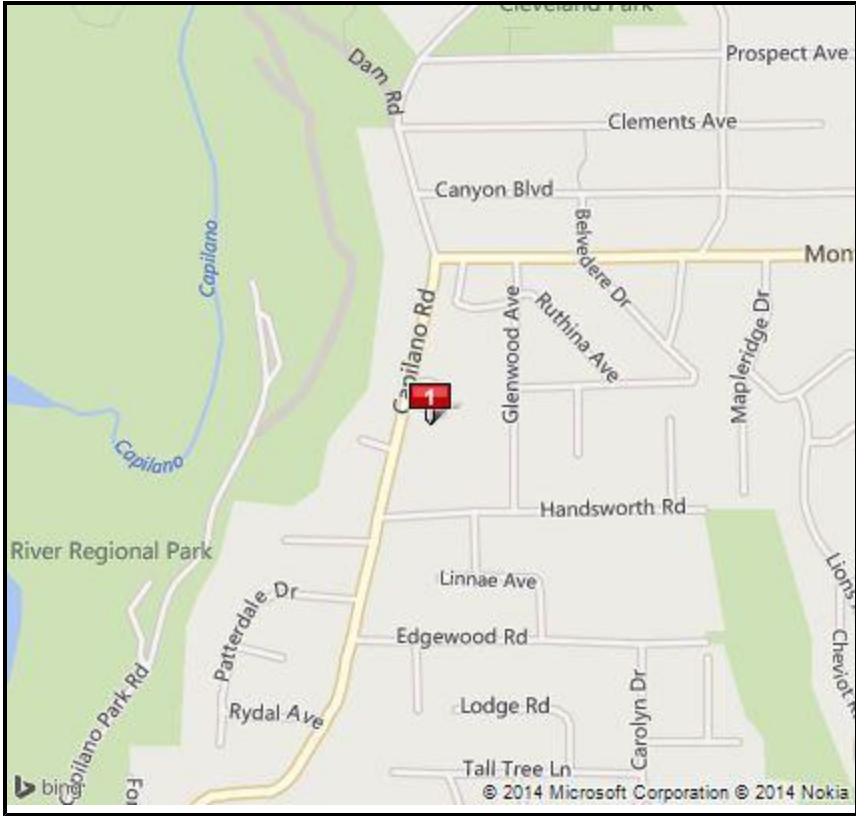
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