



4130 Quarry Court Offered at \$2,880,000

Enjoy city views from this gorgeous one owner 5 (could be 7) bedroom, 4 bathroom Braemar family home. The huge 1,870 sq. ft. main floor includes family room and breakfast nook off the kitchen, den, spacious dining room and grand living room with vaulted ceilings. The upper floor offers 4 bedrooms including a spacious master suite with walk in closet. The lower level includes a potential 1 to 2 bedroom suite with renovated kitchen, spa-like bathroom, impressive gym space and workshop. A gorgeous offering situated on a 10,288 sq. ft. lot in a fantastic neighbourhood with no neighbour and a park to the west.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2767202
 Board: V
 House/Single Family

4130 QUARRY COURT
 North Vancouver
 Braemar
 V7K 3C3

Residential Detached
\$2,880,000 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,880,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1992**
 Frontage(feet): **98.43** Bathrooms: **4** Age: **31**
 Frontage(metres): **30.00** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **131.234 IRR** Half Baths: **1** Gross Taxes: **\$8,971.63**
 Lot Area (sq.ft.): **10,288.00** Rear Yard Exp: **Southeast** For Tax Year: **2022**
 Lot Area (acres): **0.24** P.I.D.: **015-893-456** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: **Virtual Tour URL**
 View: **Yes: partial city view**
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: _____ Water Supply: **City/Municipal**

Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: Partly # of Fireplaces: 2 R.I. Fireplaces: _____ Fireplace Fuel: Natural Gas Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Patio(s) & Deck(s) Type of Roof: Asphalt	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Paving Stone Dist. to Public Transit: Near Dist. to School Bus: Near Title to Land: Freehold NonStrata Land Lease Expiry Year: _____ Property Disc.: Yes Fixtures Leased: No : _____ Rain Screen: No Metered Water: _____ R.I. Plumbing: _____ Fixtures Rmvd: No : _____ Floor Finish: Hardwood, Wall/Wall/Mixed
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Legal: **LOT 2, BLOCK B, PLAN VAP22736, DISTRICT LOT 2004, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,870	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,302	Main	Living Room	18'5 x 15'0	Below	Living Room	18'10 x 14'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'1 x 13'1	Below	Dining Room	14'6 x 11'7	Main 2
Finished Floor (Below):	1,871	Main	Kitchen	13'6 x 12'7	Below	Kitchen	12'0 x 11'3	Above 6
Finished Floor (Basement):	0	Main	Eating Area	12'7 x 9'11	Below	Bedroom	13'2 x 10'11	Above 5
Finished Floor (Total):	5,043sq. ft.	Main	Family Room	19'3 x 14'9	Below	Gym	28'3 x 14'4	Below 3
Unfinished Floor:	0	Main	Den	12'6 x 11'2	Below	Workshop	18'1 x 12'6	
Grand Total:	5,043sq. ft.	Main	Laundry	10'4 x 7'2	Below	Storage	8'5 x 6'5	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	10'1 x 9'11			x	
Suite:		Above	Primary Bedroom	19'2 x 13'3			x	
Basement:None		Above	Walk-In Closet	8'10 x 7'3			x	
		Above	Bedroom	12'9 x 11'3			x	
		Above	Bedroom	12'7 x 11'9			x	
		Above	Bedroom	12'7 x 10'5			x	

Crawl/Bsmt. Height: # of Levels: 3	Registered in MHR?: _____	PAD Rental: _____
# of Kitchens: 2 # of Rooms: 20	MHR#: _____	Maint. Fee: _____
ByLaw Restrictions: _____		

Listing Broker(s): **Bellevue Realty Group** **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



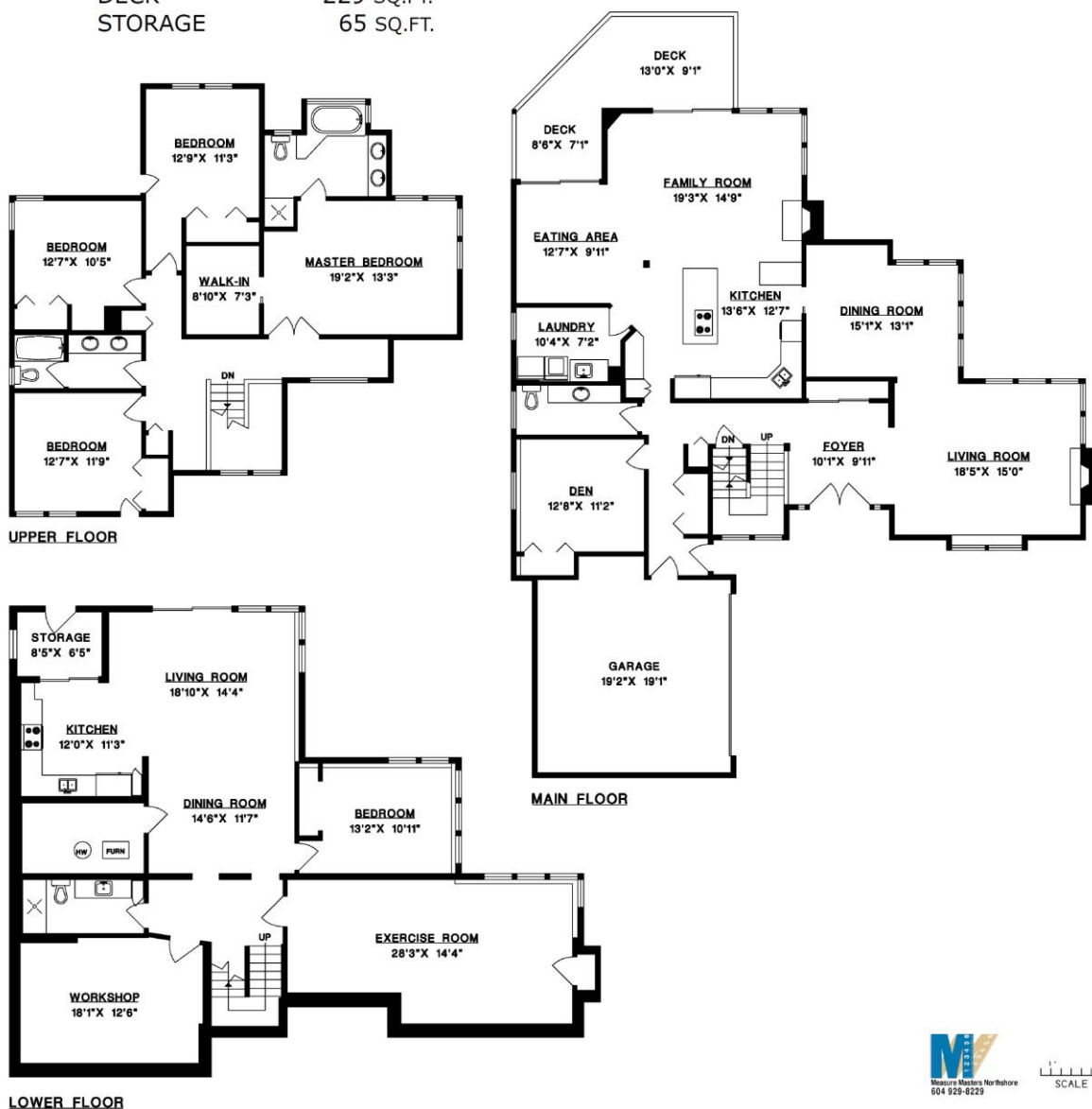
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4130 QUARRY COURT
NORTH VANCOUVER

MAIN FLOOR	1,870 SQ.FT.
UPPER FLOOR	1,302 SQ.FT.
LOWER FLOOR	1,871 SQ.FT.
TOTAL	5,043 SQ.FT.
GARAGE	412 SQ.FT.
DECK	229 SQ.FT.
STORAGE	65 SQ.FT.



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