



1197 Tall Tree Lane Offered at \$3,790,000

This stunning home was designed by renowned architect Ed Berwick and executed by award winning builder, Barrett Group Custom Builders. This 2,858 sq. ft four bedroom, three bathrooms home is an example of a minimalist approach to West Coast modern design that still offers maximum functionality. Every detail of this home has been meticulously considered and executed, from the custom millwork to the integrated appliances to the cantilevered loft. An incredible architectural home with feature 30 ft. high ceilings and massive windows to take in the picturesque parklike 13,687 sq. ft. property situated at the end of one of North Vancouver's most prestigious streets.



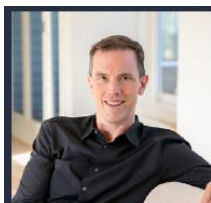
ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active R3033395 Board: V House/Single Family		1197 TALL TREE LANE North Vancouver Canyon Heights NV V7R 1W6		Residential Detached \$3,790,000 (LP) (SP)																																																																																																	
		Sold Date: Meas. Type: Feet Frontage(feet): 118.32 Frontage(metres): 36.06 Depth / Size: 183.79 IRR Lot Area (sq.ft.): 13,687.00 Lot Area (acres): 0.31 Flood Plain: View: : Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: City/Municipal Water Supply: City/Municipal		If new, GST/HST inc?: Bedrooms: 4 Bathrooms: 3 Full Baths: 3 Half Baths: 0 Rear Yard Exp: Southwest P.I.D.: 006-708-421 Original Price: \$3,790,000 Approx. Year Built: 1975 Age: 50 Zoning: RSSG Gross Taxes: \$11,129.93 For Tax Year: 2024 Tax Inc. Utilities?: Tour: Virtual Tour URL																																																																																																	
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: Completely # of Fireplaces: R.I. Fireplaces: Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt		Total Parking: 4 Covered Parking: 0 Parking Access: Front Parking: Open 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 : Fixtures Rmvd: : Floor Finish: Hardwood, Tile																																																																																																			
Legal: LOT 2, BLOCK 19, PLAN VAP15259, DISTRICT LOT 597, GROUP 1, NEW WESTMINSTER LAND DISTRICT																																																																																																					
Amenities: Site Influences: Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby Features: Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator																																																																																																					
Finished Floor (Main): 1,123 Finished Floor (Above): 923 Finished Floor (AbvMain2): 0 Finished Floor (Below): 812 Finished Floor (Basement): 0 Finished Floor (Total): 2,858sq. ft. Unfinished Floor: 0 Grand Total: 2,858sq. ft. Flr Area (Det'd 2nd Res): sq. ft. Suite: Basement: None		<table border="1"> <thead> <tr> <th>Floor</th><th>Type</th><th>Dimensions</th><th>Floor</th><th>Type</th><th>Dimensions</th><th>Bathrooms</th></tr> </thead> <tbody> <tr> <td>Main</td><td>Living Room</td><td>13'11 x 12'11</td><td></td><td></td><td>x</td><td>Floor #Pcs</td></tr> <tr> <td>Main</td><td>Dining Room</td><td>12'11 x 10'0</td><td></td><td></td><td>x</td><td>Main 3</td></tr> <tr> <td>Main</td><td>Kitchen</td><td>15'3 x 12'0</td><td></td><td></td><td>x</td><td>Above 9</td></tr> <tr> <td>Main</td><td>Bedroom</td><td>13'1 x 9'6</td><td></td><td></td><td>x</td><td>Below 4</td></tr> <tr> <td>Main</td><td>Bedroom</td><td>9'11 x 9'8</td><td></td><td></td><td>x</td><td></td></tr> <tr> <td>Main</td><td>Foyer</td><td>10'7 x 7'4</td><td></td><td></td><td>x</td><td></td></tr> <tr> <td>Above</td><td>Primary Bedroom</td><td>11'10 x 11'9</td><td></td><td></td><td>x</td><td></td></tr> <tr> <td>Above</td><td>Walk-In Closet</td><td>24'10 x 6'0</td><td></td><td></td><td>x</td><td></td></tr> <tr> <td>Above</td><td>Family Room</td><td>21'3 x 14'0</td><td></td><td></td><td>x</td><td></td></tr> <tr> <td>Below</td><td>Recreation Room</td><td>12'1 x 11'7</td><td></td><td></td><td>x</td><td></td></tr> <tr> <td>Below</td><td>Bedroom</td><td>14'3 x 12'1</td><td></td><td></td><td>x</td><td></td></tr> <tr> <td>Below</td><td>Storage</td><td>11'7 x 4'0</td><td></td><td></td><td>x</td><td></td></tr> <tr> <td>Below</td><td>Laundry</td><td>7'6 x 5'5</td><td></td><td></td><td>x</td><td></td></tr> </tbody> </table>		Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Main	Living Room	13'11 x 12'11			x	Floor #Pcs	Main	Dining Room	12'11 x 10'0			x	Main 3	Main	Kitchen	15'3 x 12'0			x	Above 9	Main	Bedroom	13'1 x 9'6			x	Below 4	Main	Bedroom	9'11 x 9'8			x		Main	Foyer	10'7 x 7'4			x		Above	Primary Bedroom	11'10 x 11'9			x		Above	Walk-In Closet	24'10 x 6'0			x		Above	Family Room	21'3 x 14'0			x		Below	Recreation Room	12'1 x 11'7			x		Below	Bedroom	14'3 x 12'1			x		Below	Storage	11'7 x 4'0			x		Below	Laundry	7'6 x 5'5			x	
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Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 13		Manuf Type: Registered in MHR?: MHR#: CSA/BCE: ByLaw Restrictions:																																																																																																			
Listing Broker(s): 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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1197 TALL TREE LANE

NORTH VANCOUVER

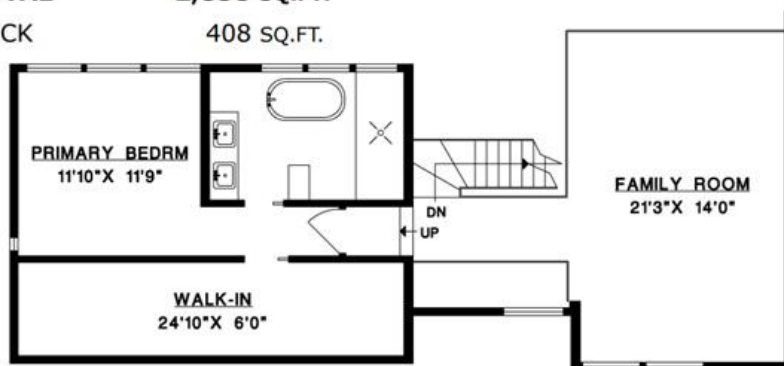
MAIN FLOOR 1,123 SQ.FT.

UPPER FLOOR 923 SQ.FT.

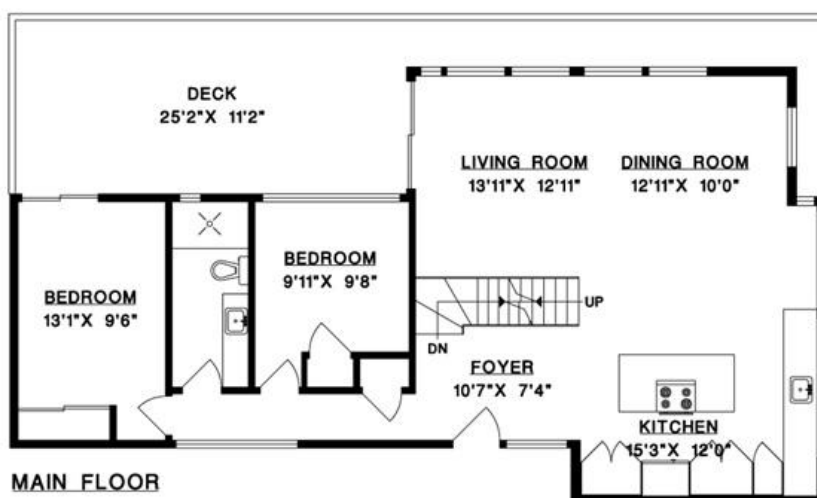
LOWER FLOOR 812 SQ.FT.

TOTAL 2,858 SQ.FT.

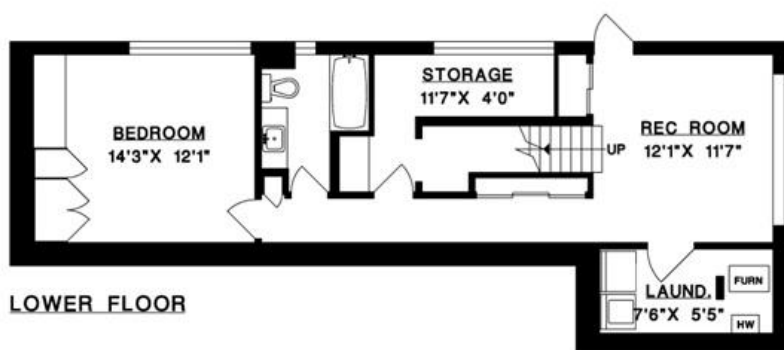
DECK 408 SQ.FT.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

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