











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.





Active R3000234

Board: V House/Single Family

1197 TALL TREE LANE

North Vancouver Canyon Heights NV V7R 1W6

Residential Detached

\$3,990,000 (LP)

Original Price: \$3,990,000

Approx. Year Built: 1975

(SP) M

RSSG



Sold Date: Meas. Type:

Feet Frontage(feet): 118.32 Frontage(metres): 36.06

Depth / Size: Lot Area (sq.ft.): 13,687.00

183.79 IRR

Lot Area (acres): 0.31

Bedrooms: Bathrooms: 3 Full Baths: 3 Half Baths: 0

If new, GST/HST inc?:

P.I.D.:

Covered Parking: 0

Gross Taxes: Rear Yard Exp: Southwest For Tax Year: 006-708-421

Age:

Zoning:

\$11,129.93 2024 Tax Inc. Utilities?:

Tour:

Parking Access: Front

Dist. to School Bus: Near

Dimensions

X

x

x

x

×

Bathrooms

Floor

Main

Above

Below

#Pcs

3

4

Land Lease Expiry Year:

Flood Plain:

View: Complex/Subdiv: First Nation Reserve:

Electricity, Natural Gas, Water Services Connected:

Sewer Type: City/Municipal Water Supply: City/Municipal

Type

PAD Rental:

Maint, Fee:

Total Parking: 4 Parking: Open

Driveway Finish: Paving Stone

Dist. to Public Transit: Near

Freehold NonStrata Title to Land:

Property Disc.: Yes Fixtures Leased: No:

Fixtures Rmvd:

Hardwood, Tile

Renovations: Completely

Style of Home: 3 Storey

Construction: Exterior:

Foundation:

R.I. Fireplaces: # of Fireplaces:

Wood

Fireplace Fuel: Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s)

Frame - Wood

Concrete Perimeter

Type of Roof: Asphalt

Finished Floor (Main).

Floor Finish:

Dimensions

13'11 x12'11

15'3 x 12'0

13'1 x9'6

9'11 x9'8

10'7 x7'4

11'10 x 11'9 24'10 x6'0

21'3 x 14'0

12'1 x 11'7

14'3 x 12'1

11'7 x4'0

12'11 x 10'0

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

Living Room

Dining Room

Kitchen

Bedroom

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbina:

Features: Clothes Washer/Dryer, Dishwasher, Microwave, Oven - Built In, Range Top, Refrigerator

Floor

Main

Main

Main

Main

Finished Floor (Main):	1,123
Finished Floor (Above):	923
Finished Floor (AbvMain2):	0
Finished Floor (Below):	812
Finished Floor (Basement):	0
Finished Floor (Total):	2,858 sq. ft.
Unfinished Floor:	0
Grand Total:	2,858 sq. ft.
Flr Area (Det'd 2nd Res):	sq. ft.
Cultura	

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Suite: Basement: None

Crawl/Bsmt. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 13

Listing Broker(s): Bellevue Realty Group

Main Bedroom Main Foyer **Primary Bedroom** Above Above Walk-In Closet Above **Family Room** Below Below

Recreation Room Bedroom Below Storage Laundry Below

Manuf Type: MHR#: ByLaw Restrictions: Registered in MHR?:

CSA/BCE:

Full video tour at www.ericchristiansen.com

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



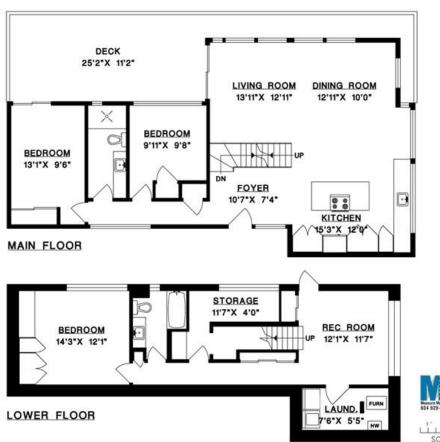
1197 TALL TREE LANE NORTH VANCOUVER

MAIN FLOOR 1,123 SQ.FT.
UPPER FLOOR 923 SQ.FT.
LOWER FLOOR 812 SQ.FT.

TOTAL 2,858 SQ.FT.

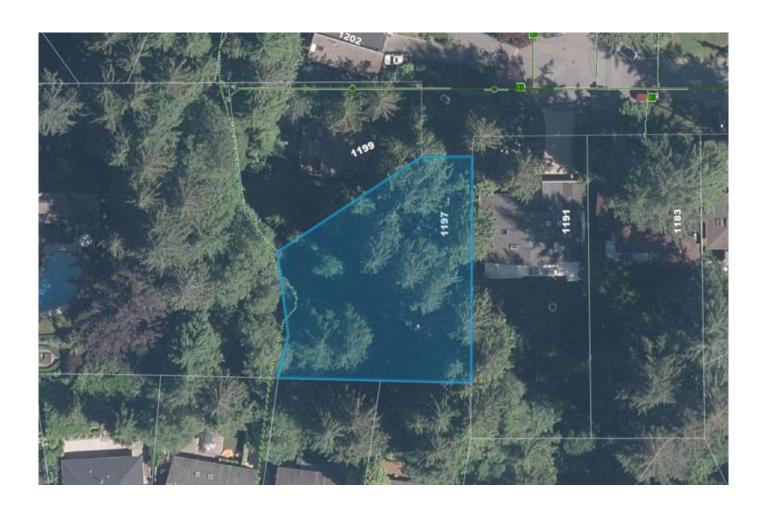


UPPER FLOOR











ERIC CHRISTIANSEN