



## 3782 Mount Seymour Parkway Offered at \$1,398,000



This extremely well maintained home is adorable. Situated directly across from Seymour Golf and Country Club and just steps to Parkgate Village Shopping Center, this home offers 2 bedrooms, 1 bathroom and 1,238 sq. ft. of living space. The 3,993 sq. ft. property is completely level. An incredible investment for personal use or hold for future development.



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**Active**  
**R3055554**  
 Board: V  
 House/Single Family

**3782 MT SEYMOUR PARKWAY**

North Vancouver  
 Indian River  
 V7G 1C3

Residential Detached

**\$1,398,000** (LP)   
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,398,000**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1976**  
 Frontage(feet): **33.00** Bathrooms: **1** Age: **49**  
 Frontage(metres): **10.06** Full Baths: **1** Zoning: **RS3**  
 Depth / Size: **121.50** Half Baths: **0** Gross Taxes: **\$5,966.89**  
 Lot Area (sq.ft.): **3,993.00** Rear Yard Exp: **North** For Tax Year: **2024**  
 Lot Area (acres): **0.09** P.I.D.: **013-022-547** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: :  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **3** 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.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 50, BLOCK 4, PLAN VAP3259, DISTRICT LOT 624, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS 12 TO 14**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,238	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'9 x14'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'11 x9'1			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'3 x9'5			x	
Finished Floor (Basement):	0	Main	Family Room	15'5 x11'3			x	
Finished Floor (Total):	1,238sq. ft.	Main	Primary Bedroom	13'9 x12'4			x	
Unfinished Floor:	0	Main	Bedroom	10'0 x8'8			x	
Grand Total:	1,238sq. ft.	Main	Foyer	12'3 x4'1			x	
				x			x	
				x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens:1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

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Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



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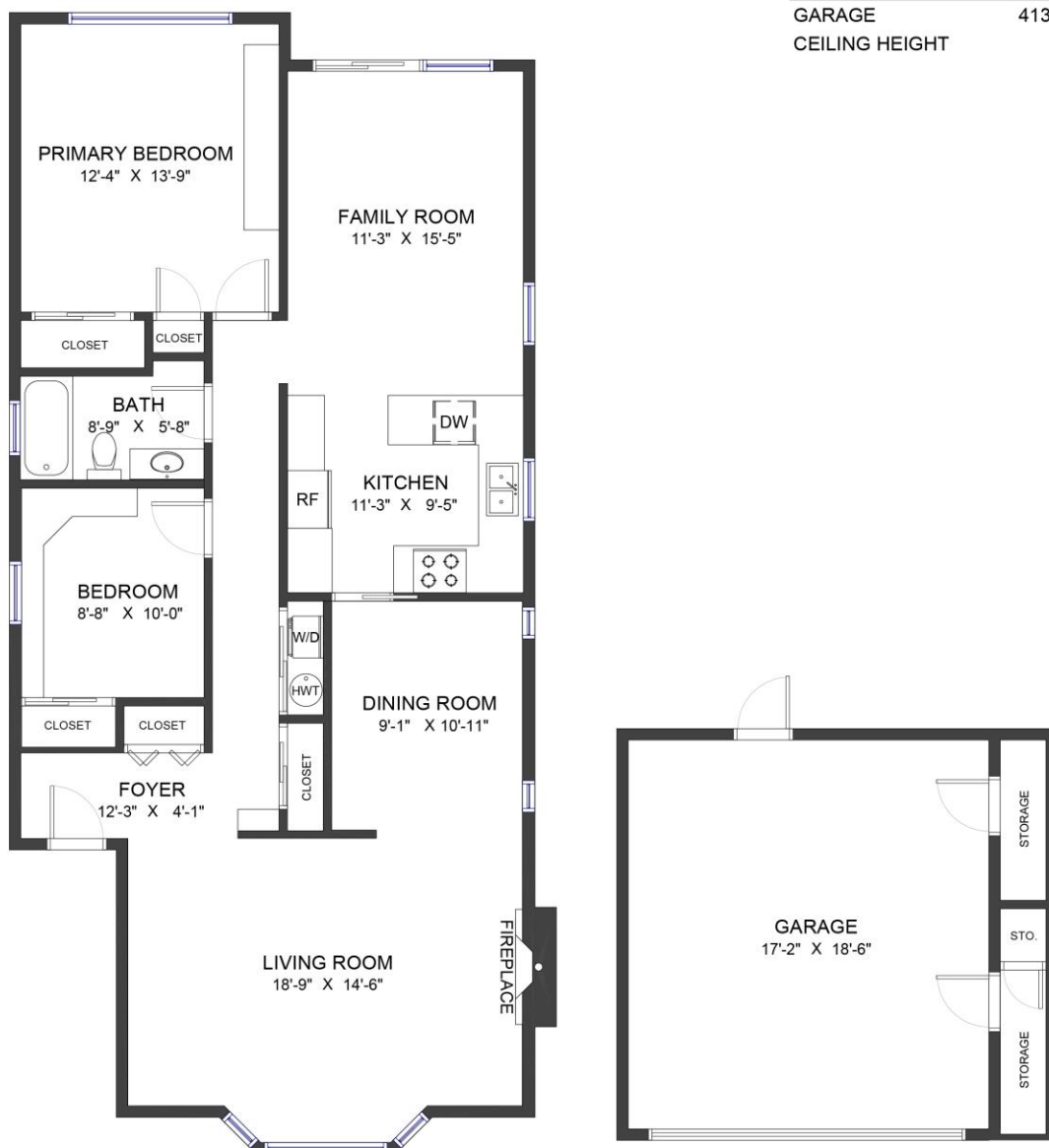
BRG

2479 Bellevue Ave.  
 West Vancouver, V7V 1E1



3782 Mt Seymour Parkway  
North Vancouver, BC

LIVING AREA	1,238 SF
GARAGE	413 SF
CEILING HEIGHT	8'



Valid Until: May 21, 2026

All dimensions are approximate and not suitable for architectural/construction use.  
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.  
Total square footage might be kept consistent with strata plan. It might include unfinished area.

Uplan.ca



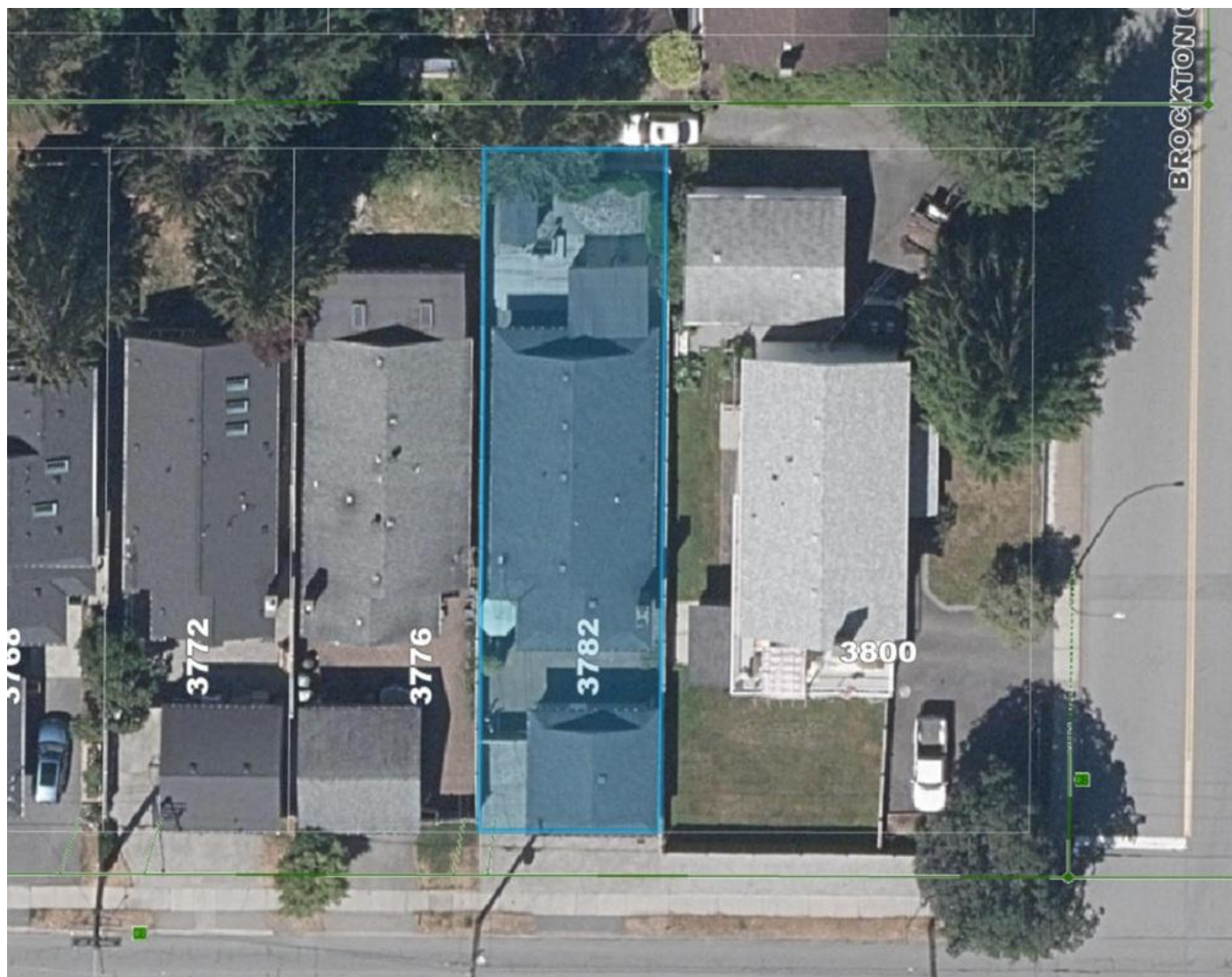
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