



1197 Tall Tree Lane Offered at \$3,480,000

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. This one of a kind home in one of North Vancouver's most desirable neighbourhoods is available for immediate possession.



ERIC CHRISTIANSEN
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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 \$3,480,000 (LP) (SP) M	
		Sold Date:		If new, GST/HST inc?:	
		Meas. Type: Feet		Bedrooms: 4	
		Frontage(feet): 118.32		Bathrooms: 3	
		Frontage(metres): 36.06		Full Baths: 3	
		Depth / Size: 183.79 IRR		Half Baths: 0	
		Lot Area (sq.ft.): 13,687.00		Rear Yard Exp: Southwest	
		Lot Area (acres): 0.31		P.I.D.: 006-708-421	
		Flood Plain:		Original Price: \$3,790,000	
		View: :		Approx. Year Built: 1975	
		Complex/Subdiv:		Age: 51	
		First Nation Reserve:		Zoning: RSSG	
		Services Connected: Electricity, Natural Gas, Water		Gross Taxes: \$11,129.93	
		Sewer Type: City/Municipal		For Tax Year: 2024	
		Water Supply: City/Municipal		Tax Inc. Utilities?:	
				Tour: Virtual Tour URL	
Style of Home: 3 Storey		Total Parking: 4		Covered Parking: 0	
Construction: Frame - Wood		Parking: Open		Parking Access: Front	
Exterior: Wood		Driveway Finish: Paving Stone			
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Dist. to School Bus: Near	
Renovations: Completely		Title to Land: Freehold NonStrata		Land Lease Expiry Year:	
# of Fireplaces: R.I. Fireplaces:		Property Disc.: Yes			
Fireplace Fuel:		Fixtures Leased: No			
Fuel/Heating: Forced Air, Natural Gas		Fixtures Rmvd: :			
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood, Tile			
Type of Roof: Asphalt					
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		Floor Type		Dimensions	
Finished Floor (Above): 923		Main Living Room		13'11 x 12'11	
Finished Floor (AbvMain2): 0		Main Dining Room		12'11 x 10'0	
Finished Floor (Below): 812		Main Kitchen		15'3 x 12'0	
Finished Floor (Basement): 0		Main Bedroom		13'1 x 9'6	
Finished Floor (Total): 2,858 sq. ft.		Main Bedroom		9'11 x 9'8	
Unfinished Floor: 0		Main Foyer		10'7 x 7'4	
Grand Total: 2,858 sq. ft.		Above Primary Bedroom		11'10 x 11'9	
Flr Area (Det'd 2nd Res): sq. ft.		Above Walk-In Closet		24'10 x 6'0	
Suite:		Above Family Room		21'3 x 14'0	
Basement: None		Below Recreation Room		12'1 x 11'7	
Crawl/Bsmt. Height: # of Levels: 3		Below Bedroom		14'3 x 12'1	
# of Kitchens: 1		Below Storage		11'7 x 4'0	
		Below Laundry		7'6 x 5'5	
		Manuf Type:		Registered in MHR?:	
		MHR#:		CSA/BCE:	
		ByLaw Restrictions:		PAD Rental:	
				Maint. Fee:	
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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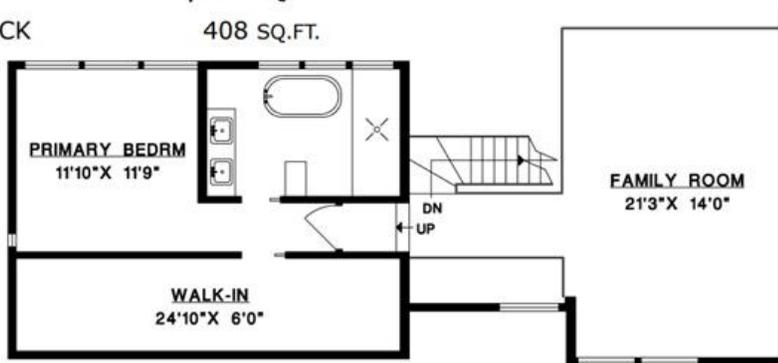
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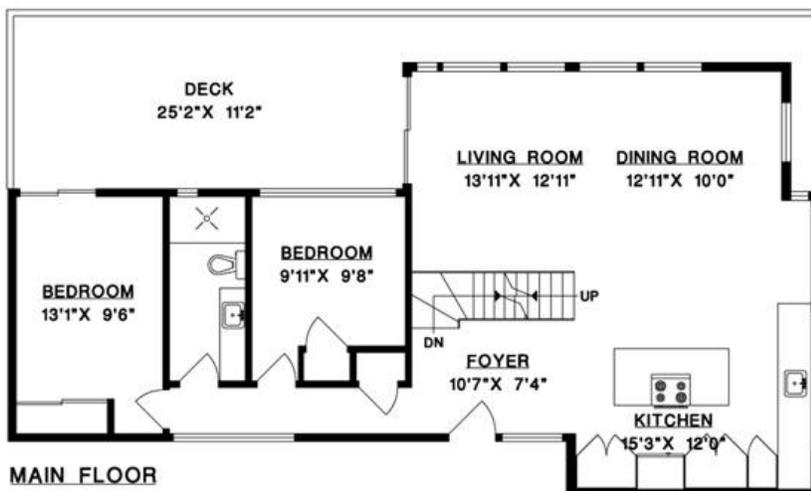
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1197 TALL TREE LANE
NORTH VANCOUVER

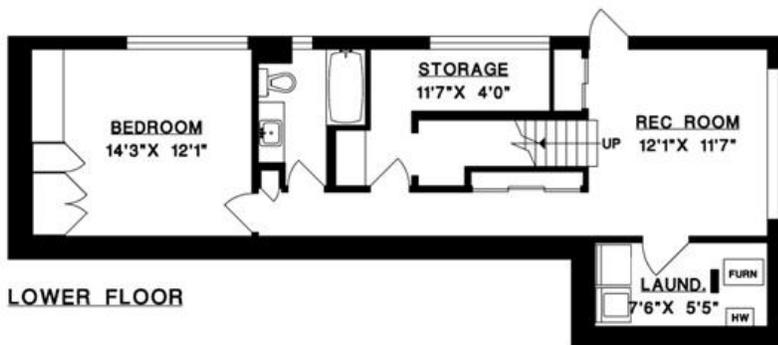
MAIN FLOOR 1,123 SQ.FT.
UPPER FLOOR 923 SQ.FT.
LOWER FLOOR 812 SQ.FT.
TOTAL 2,858 SQ.FT.
DECK 408 SQ.FT.



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



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