



534 Beachview Drive Offered at \$3,498,000

Enjoy semi waterfront living on one of North Vancouver's most exclusive streets! A gently sloping, 20,300 sq. ft. property with double access from both Beachview and Lowry Lane. Enjoy stunning ocean and mountain views, with Dollar Road Waterfront Park just steps away - ideal for launching your paddle board or kayak. Bring your renovation ideas for the solid existing 5 bedroom, 3.5 bathroom 5,286 sq. ft. home, or build your dream home on this incredible site. Conveniently located near Deep Cove, Cates Park, skiing, biking, golf, trails, and shopping, this property is a rare find. Don't miss your chance to own this extraordinary property! An incredible opportunity in an incredible location.



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

Active R3097368		534 BEACHVIEW DRIVE		Residential Detached					
Board: V		North Vancouver		\$3,498,000 (LP)					
House/Single Family		Dollarton		(SP) M					
V7G 1P9									
		Sold Date:		If new, GST/HST inc?:					
		Meas. Type: Feet		Bedrooms: 5					
		Frontage(feet): 103.62		Bathrooms: 4					
		Frontage(metres): 31.58		Full Baths: 3					
		Depth / Size:		Half Baths: 1					
		Lot Area (sq.ft.): 20,300.00		Rear Yard Exp: East					
		Lot Area (acres): 0.47		P.I.D.: 010-655-875					
		Flood Plain:		Original Price: \$3,498,000					
		View: Yes: Water and Mountains		Approx. Year Built: 1957					
		Complex/Subdiv:		Age: 69					
		First Nation Reserve:		Zoning: RS3					
		Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		Gross Taxes: \$12,387.84					
		Sewer Type: City/Municipal		For Tax Year: 2024					
		Water Supply: City/Municipal		Tax Inc. Utilities?:					
				Tour:					
Style of Home: 3 Storey		Total Parking: 6		Covered Parking: 3					
Construction: Frame - Wood		Parking: Carport; Multiple		Parking Access: Front, Rear					
Exterior: Wood		Driveway Finish:		Dist. to School Bus: Near					
Foundation: Concrete Perimeter		Dist. to Public Transit: Near		Land Lease Expiry Year:					
Renovations:		Title to Land: Freehold NonStrata							
# of Fireplaces: 3		Property Disc.: No							
R.I. Fireplaces:		Fixtures Leased: No							
Fireplace Fuel: Natural Gas, Wood		Reno. Year:							
Fuel/Heating: Forced Air, Natural Gas		Rain Screen:							
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Metered Water:							
Type of Roof: Asphalt		R.I. Plumbing:							
		Fixtures Rmvd: No							
		Floor Finish: Hardwood, Laminate, Tile, Wall/Wall/Mixed							
Legal: LOT 133, BLOCK B, PLAN VAP7316, DISTRICT LOT 471 E PT, GROUP 1, NEW WESTMINSTER LAND DISTRICT									
Amenities: Pool; Outdoor, Storage									
Site Influences: Golf Course Nearby, Lane Access, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby									
Features: ClthWsh/Dryr/Frdg/Stve/DW									
Finished Floor (Main):	2,414	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,063	Main	Foyer	14'9 x 9'8	Above	Bedroom	12'8 x 10'11	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'7 x 9'9	Below	Bedroom	13'6 x 10'10	Main	3
Finished Floor (Below):	1,809	Main	Eating Area	12'8 x 8'1	Below	Den	10'7 x 10'2	Main	2
Finished Floor (Basement):	0	Main	Family Room	21'8 x 13'7	Below	Media Room	22'5 x 11'2	Above	5
Finished Floor (Total):	5,286sq. ft.	Main	Dining Room	20'2 x 13'3	Below	Great Room	19'2 x 12'7	Below	4
Unfinished Floor:	0	Main	Flex Room	10'2 x 7'10	Below	Recreation Room	21'0 x 13'8		
Grand Total:	5,286sq. ft.	Main	Living Room	20'1 x 18'4	Below	Laundry	18'0 x 11'10		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Solarium	18'5 x 10'1	Below	Utility	11'10 x 10'4		
Suite:		Main	Primary Bedroom	15'6 x 13'7					
Basement: None		Main	Walk-In Closet	7'9 x 4'0					
Crawl/BsmL Height:	# of Levels: 3	Main	Office	14'7 x 10'8					
# of Kitchens: 1	# of Rooms: 21	Above	Bedroom	14'8 x 11'8					
		Above	Bedroom	13'4 x 12'8					
			Manuf Type:	Registered in MHR?:	PAD Rental:				
			MHR#:	CSA/BCE:	Maint. Fee:				
			ByLaw Restrictions:						
Listing Broker(s): Bellevue Realty Group		Sutton Group-West Coast Realty							

Full video tour at www.ericchristiansen.com

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



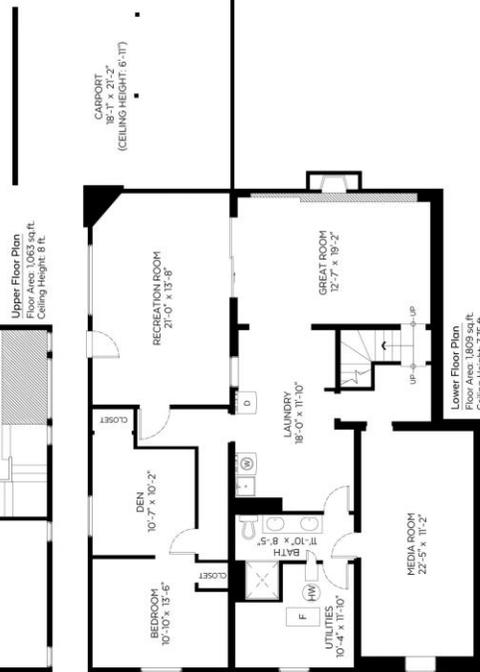
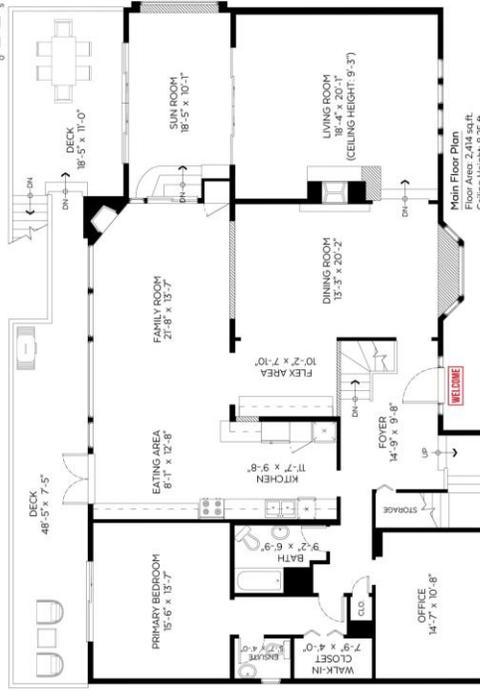
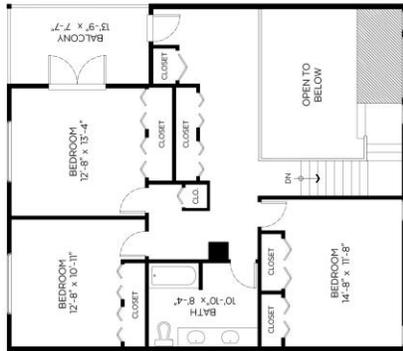
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534 Beachview Drive,
North Vancouver, B.C.

Main Floor:	2,414 sq.ft.
Upper Floor:	1,063 sq.ft.
Lower Floor:	1,809 sq.ft.
Total:	5,286 sq.ft.
Open to Below:	196 sq.ft.
Auxiliary Area	
Carport:	378 sq.ft.
Deck:	511 sq.ft.
Balcony:	104 sq.ft.



Valid Until: June 23, 2025

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