



4149 Coventry Way Offered at \$3,000,000

A beautiful family home on Coventry Way in Upper Lonsdale. You will appreciate the grandeur of this almost 5,000 sq. ft family home from the moment you walk into the entrance foyer. The upper 2 levels include 5 bedrooms (all on the upper level), 4.5 bathrooms, large principal rooms and 2 staircases. The kitchen is an open plan to a large eating area, and family room with multiple doors leading to a private back yard with patio. The lower level offers a recreation room, crawl space storage and a self-contained suite with additional bedroom, bathroom and second laundry. A special home in a gorgeous neighborhood.



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

Active
R3133199
 Board: V
 House/Single Family

4149 COVENTRY WAY

North Vancouver
 Upper Lonsdale
 V7N 4M9

Residential Detached

\$3,000,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$3,000,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1994**
 Frontage(feet): **83.22** Bathrooms: **6** Age: **32**
 Frontage(metres): **25.37** Full Baths: **5** Zoning: **RS2**
 Depth / Size: **165.98 IRR** Half Baths: **1** Gross Taxes: **\$9,737.48**
 Lot Area (sq.ft.): **11,884.00** Rear Yard Exp: **North** For Tax Year: **2025**
 Lot Area (acres): **0.27** P.I.D.: **017-332-389** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **4** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

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

Total Parking: **4** 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.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 10, BLOCK 1, PLAN LMP62, DISTRICT LOT 785, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In**

Finished Floor (Main):	1,809	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,964	Main	Living Room	17'8 x 16'10	Above	Bedroom	12'0 x 12'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'0 x 11'11	Below	Recreation Room	14'4 x 11'2	Main 2
Finished Floor (Below):	1,202	Main	Kitchen	19'3 x 11'0	Below	Living Room	17'2 x 16'3	Above 6
Finished Floor (Basement):	0	Main	Eating Area	9'11 x 9'10	Below	Kitchen	13'9 x 8'10	Above 3
Finished Floor (Total):	4,975 sq. ft.	Main	Family Room	21'6 x 16'10	Below	Bedroom	12'5 x 11'8	Above 4
Unfinished Floor:	0	Main	Laundry	10'7 x 9'8			x	Above 4
Grand Total:	4,975 sq. ft.	Main	Foyer	12'3 x 11'7			x	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	17'9 x 16'0			x	
Suite:		Above	Walk-In Closet	8'3 x 6'8			x	
Basement: None		Above	Bedroom	15'0 x 11'11			x	
		Above	Walk-In Closet	6'8 x 4'5			x	
		Above	Bedroom	14'7 x 12'11			x	
		Above	Bedroom	13'5 x 10'8			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **2** # of Rooms: **18** MHR#: CSA/BCE: Maint. Fee:
 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.

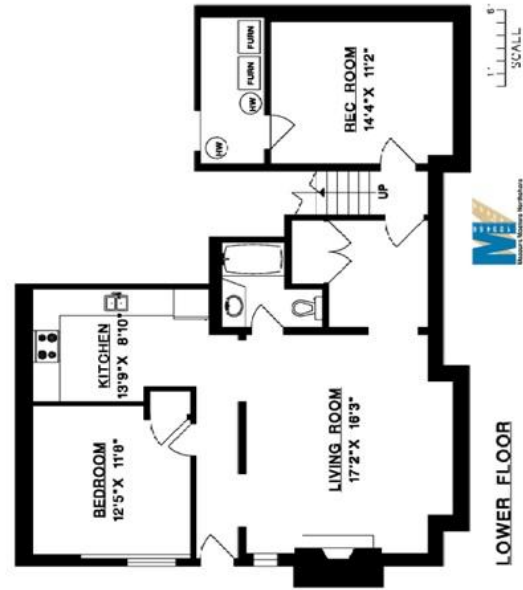
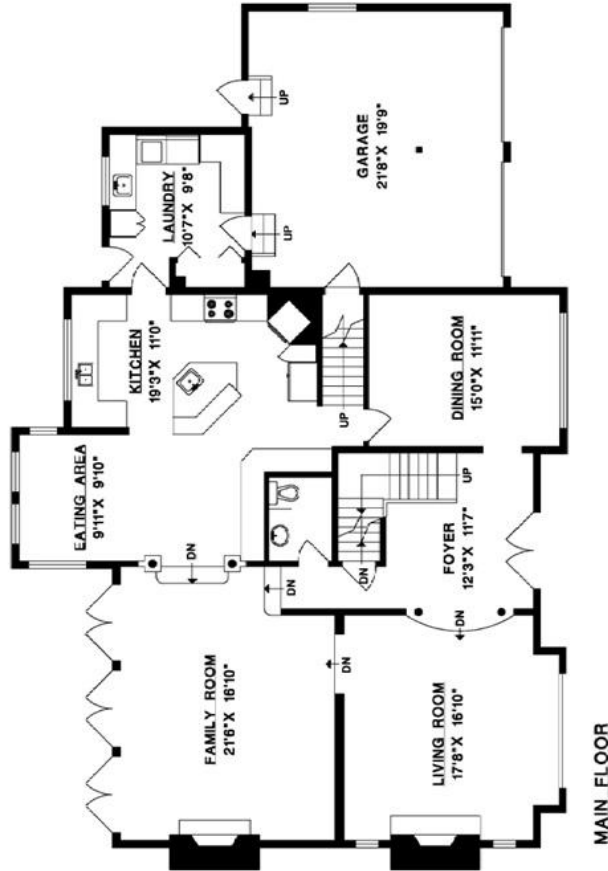
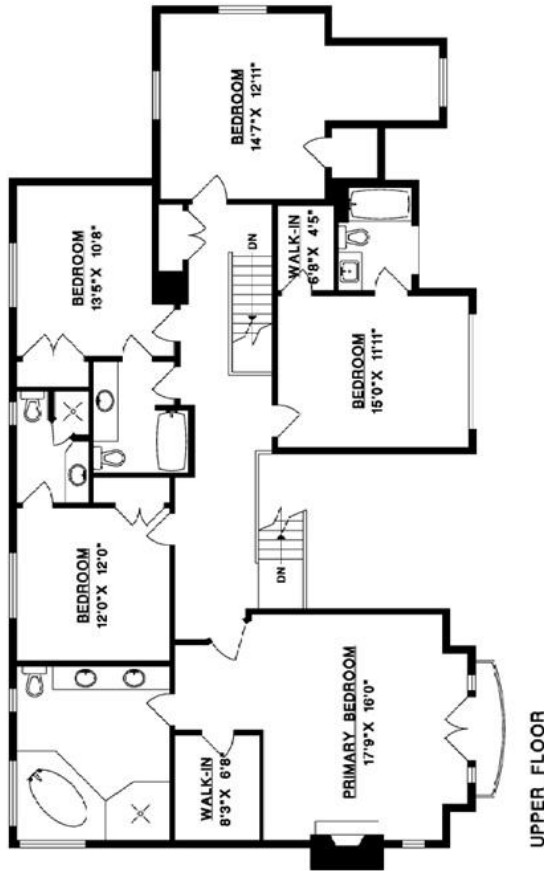


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4149 COVENTRY WAY
 NORTH VANCOUVER
 MAIN FLOOR 1,809 SQ.FT.
 UPPER FLOOR 1,964 SQ.FT.
 LOWER FLOOR 1,202 SQ.FT.
TOTAL 4,975 SQ.FT.
 GARAGE 461 SQ.FT.

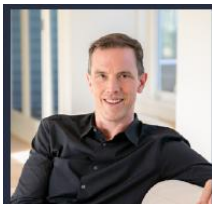
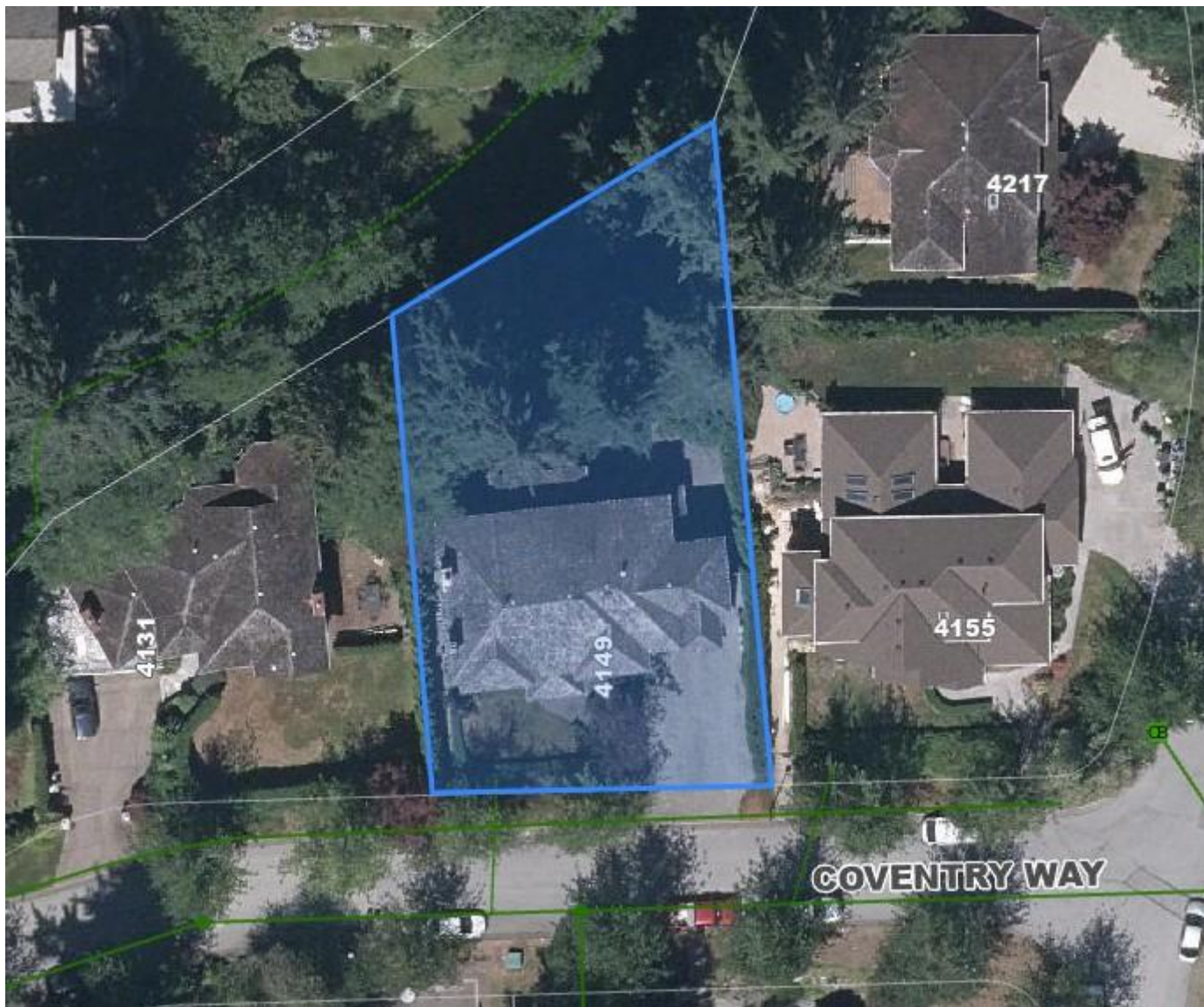


1" = 6'
 SCALE



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