



Active

R2156606

Board: V

House/Single Family

1188 WELLINGTON DRIVE

North Vancouver

Lynn Valley

V7K 1L2

Residential Detached

\$1,788,000 (LP)

(SP)



Sold Date:	Frontage (feet):	48.00	Original Price:	\$1,788,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built:	1995
Depth / Size: 133	Bathrooms:	6	Age:	22
Lot Area (sq.ft.): 6,384.00	Full Baths:	6	Zoning:	RS-4
Flood Plain:	Half Baths:	0	Gross Taxes:	\$7,758.55
Rear Yard Exp:			For Tax Year:	2016
Approval Req?:			Tax Inc. Utilities?:	No
If new, GST/HST inc?:			P.I.D.:	018-928-838
			Tour:	<a href="#">Virtual Tour URL</a>
View:	:			
Complex / Subdiv:	LYNN VALLEY			
Services Connected:	Community, Electricity, Natural Gas			

Style of Home:	2 Storey w/ Bsmt.	Total Parking:	6	Covered Parking:	2	Parking Access:	Front
Construction:	Frame - Wood	Parking:	Garage; Double				
Exterior:	Mixed	Dist. to Public Transit:		Dist. to School Bus:			
Foundation:	Concrete Perimeter	Title to Land:	Freehold NonStrata				
Rain Screen:		Property Disc.:	Yes				
Renovations:		PAD Rental:					
# of Fireplaces:	2	Fixtures Leased:	No :				
Fireplace Fuel:	Gas - Natural	Fixtures Rmvd:	No :				
Water Supply:	City/ Municipal, Community	Floor Finish:	Hardwood, Mixed, Tile				
Fuel/Heating:	Electric, Radiant						
Outdoor Area:	Fenced Yard, Patio(s)						
Type of Roof:	Tile - Composite						

Legal: PL LMP18550 LT 2 BLK 11/ 20 DL 2169 LD 36

Amenities: Garden, In Suite Laundry, Storage

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features: ClthWsh/ Dryr/ Frdg/ Stve/ DW, Dishwasher, Drapes/ Window Coverings, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'4 x 6'4	Above	Walk-In Closet	9'3 x 6'10	Below	Games Room	18'6 x 11'2
Main	Living Room	22'1 x 13'	Above	Flex Room	10'6 x 5'2			x
Main	Dining Room	13'8 x 12'	Above	Bedroom	12'3 x 10'5			x
Main	Kitchen	12'1 x 12'	Above	Bedroom	10'2 x 10'1			x
Main	Pantry	2'6 x 2'2	Above	Bedroom	12'11 x 10'4			x
Main	Eating Area	12' x 7'1	Below	Kitchen	16'2 x 9'6			x
Main	Family Room	16'4 x 13'4	Below	Recreation Room	13' x 12'5			x
Main	Bedroom	11'6 x 10'2	Below	Bedroom	21'7 x 11'11			x
Main	Patio	18'11 x 18'10	Below	Bedroom	11'2 x 7'9			
Above	Master Bedroom	22'1 x 14'5	Below	Laundry	9'11 x 3'1			

Finished Floor (Main):	1,455	# of Rooms:	21	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,300	# of Kitchens:	2	1	Main	3	No	Barn:
Finished Floor (Below):	1,453	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	4,208 sq. ft.	Crawl/ Bsmt. Height:		4	Above	4	No	Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 7	5	Below	4	No	Door Height:
Unfinished Floor:	0	Basement:	Full, Fully Finished, Separate Entry	6	Below	4	No	
Grand Total:	4,208 sq. ft.			7				
				8				

Listing Broker(s): RE/MAX Crest Realty Westside

LOOK NO FURTHER! This LARGE 7 bedroom, 6 bath home has everything to offer, Over 4200 SQ. FT. of living space, hardwood flooring on Main, X-hall dinning room, VAULTED ceilings, radiant in floor heating, Tile roof, storage shed, 2 car garage & plenty of Parking in front on this LARGE LOT SIZE 6,384 SQ. FT., Open kitchen with GAS stove over looking your PRIVATE patio with wooden deck, WATER FEATURE and Large landscaped yard perfect for Family, gardening, entertaining guests in the warm SUMMER months. within walking distance to Argyle Secondary, 5 STAR Lynn Valley Elementary, Lynn Valley Shopping Centre, HIKING trails & skiing nearby. FULLY finished basement contains SUITE with 2 bedrooms and 2 full bathrooms 1,453 SQ. FT.

# 1188 WELLINGTON DRIVE

North Vancouver, BC | V7K 1L2

7 bed | 6 bath | 4,208 sqft



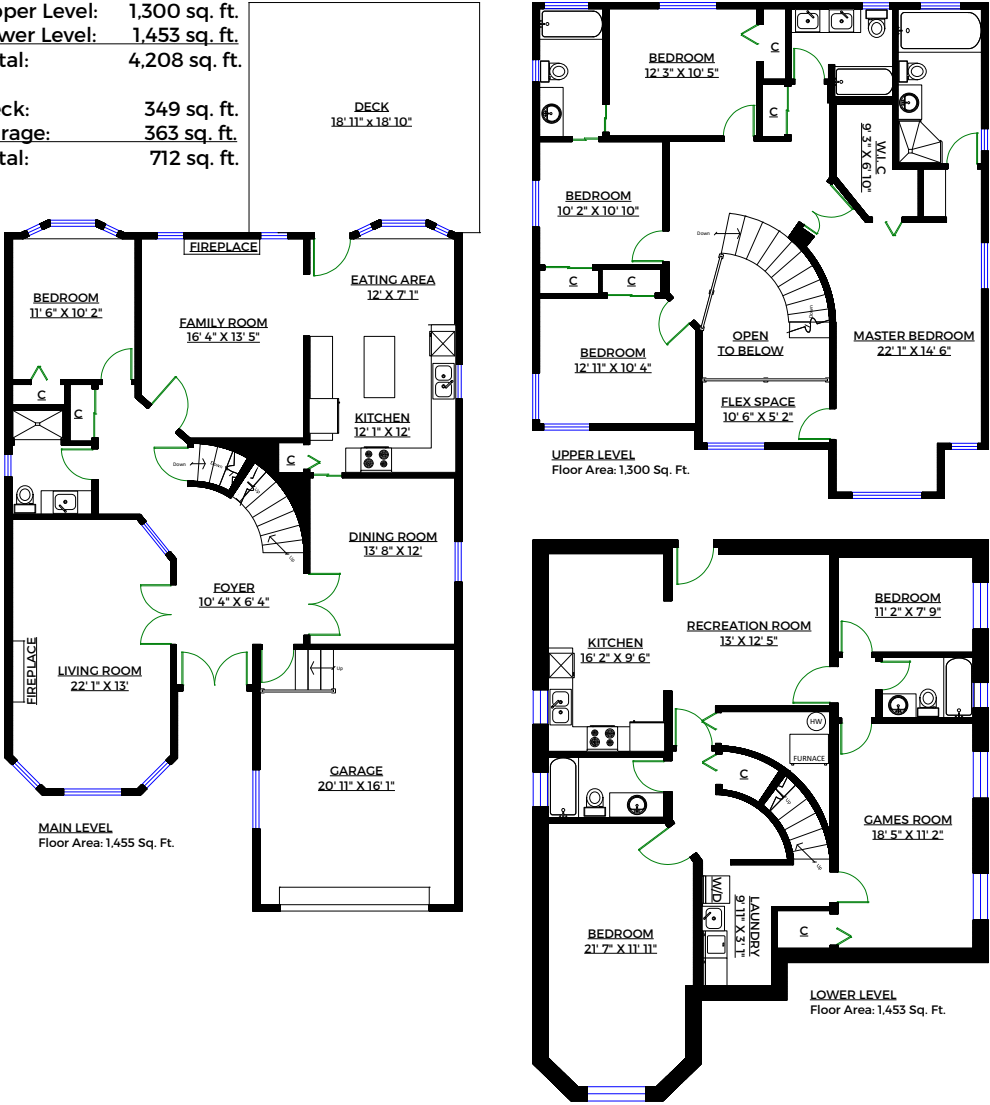
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1188 Wellington Drive,  
North Vancouver, B.C.

Totals\*\*  
Main Level: 1,455 sq. ft.  
Upper Level: 1,300 sq. ft.  
Lower Level: 1,453 sq. ft.  
Total: 4,208 sq. ft.

Deck: 349 sq. ft.  
Garage: 363 sq. ft.  
Total: 712 sq. ft.



LOOK NO FURTHER! This Large 7 bedroom, 6 bath home has everything to offer, Over 4200 sq. ft. of living space, hardwood flooring on Main, X-hall dinning room, Vaulted ceilings, radiant in floor heating, Tile roof, storage shed, 2 car garage & plenty of Parking in front on this Large lot size 6,384 sq. ft., Open kitchen with gas stove over looking your private patio with wooden deck, water feature and Large landscaped yard perfect for Family, gardening, entertaining guests in the warm SUMMER months. within walking distance to Argyle Secondary, 5 STAR Lynn Valley Elementary, Lynn Valley Shopping Centre, hiking trails & skiing nearby. Fully finished basement contains suite with 2 bedrooms and 2 full bathrooms 1,453 SQ. FT.