



# ERIC LATT

604.351.5211



*Elevate  
Your  
Expectations...*



## 2809 LARSON RD

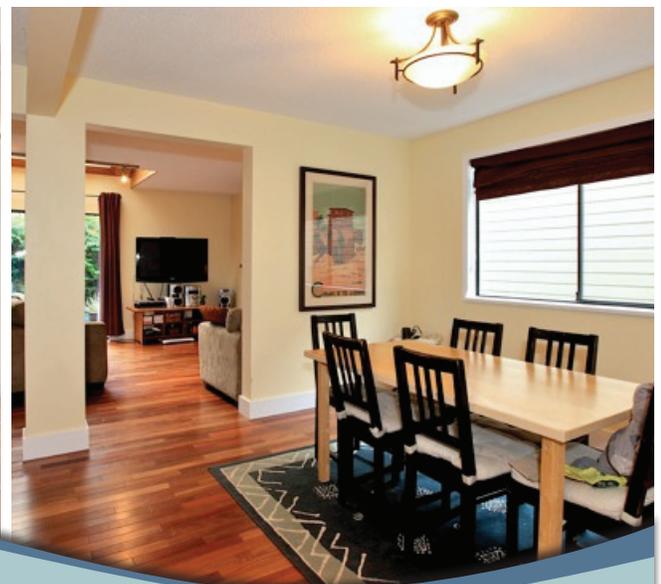
North Vancouver, BC

LISTED PRICE: \$868,000

Sq Ft.: 2,100

Bedrooms: 3 / Baths: 3

Custom built family gem! A wonderful opportunity to own a lovely family home in an ideal neighbourhood -close to schools, shopping and recreation. Fabulous layout with three bedrooms up, three bathrooms and plenty of room for entertaining on the main floor. This house has undergone numerous updates including new flooring, bathrooms, kitchen and paint. Bright and cheery - the stunning skylights and vaulted ceilings make this home truly unique. Lots of room for the kids to play in the beautifully landscaped, sun-drenched backyard. Fantastic value!!



604.351.5211

[WWW.ERICLATT.COM](http://WWW.ERICLATT.COM)

[ERIC@ERICLATT.COM](mailto:ERIC@ERICLATT.COM)



**PRESENTED BY**  
**ERIC LATTA**  
**604-351-5211**  
eric@ericlatta.com

North Vancouver, Upper Lonsdale  
**2809 LARSON RD, V7N 4H7**

**MLS# V939435**

Residential Detached  
**Active**



List Price: **\$868,000**

Complex/Subdiv:

Frontage: <b>38.75 ft</b>	Bedrooms: <b>3</b>	PID: <b>007-138-636</b>
Depth/Size: <b>101.7EFF</b>	Bathrooms: <b>3</b>	Type: <b>House/Single Family</b>
Lot Area SqFt: <b>0.00</b>	Full Baths: <b>2</b>	Approx Yr Blt: <b>1981</b>
Rear Yard Exp:	Half Baths: <b>1</b>	Age at List Date: <b>31</b>
Meas Type: <b>Feet</b>	If New GST/HST Incl:	Taxes: <b>\$3,413 (2011)</b>
Flood Plain:	Zoning: <b>SFD</b>	

View:

Serv. Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b>	Covered Parking:
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front, Rear</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Other</b>	
Exterior: <b>Stucco</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: <b>Near</b>
Type of Roof: <b>Asphalt</b>		Dist to School Bus: <b>Near</b>
Renovations:	Reno Year:	Possession: <b>TBD</b>
Flooring: <b>Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Forced Air</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>1</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Wood</b>		Out Buildings:
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		
Pad Rental:		
Fixtures Lease: <b>N</b>		
Fixt Removed:		

Legal: **PL VAP18560 LT E BLK 243 A DL 544 LD 36 GROUP 1.**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby**  
Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'0 X 24'9			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Kitchen	10' X 8'			X			X
Main F.	Family Room	15'3 X 24'			X			X
Main F.	Entrance Hall	6' X 10'			X			X
Above	Master Bedroom	12' X 13'6			X			X
Above	Bedroom	12' X 9'			X			X
Above	Bedroom	12' X 10'			X			X
Above	Walk-In Closet	5' X 6'			X			
Above	Storage	8' X 5'			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **1,050**  
Finished Floor Up SqFt: **1,050**  
Finished Floor Down: **0**  
Finished Floor Bsmt SqFt: **0**  
Total Finished Floor SqFt: **2,100**

Total # Rooms: **10**  
# Kitchens: **1**  
Finished Levels: **2**  
Crawl/Bsmt Height:  
Basement Area: **None**

**Bathrooms:**

1 **4 Piece; Ensuite: N; Level: Above**  
2 **4 Piece; Ensuite: Y; Level: Above**  
3 **2 Piece; Ensuite: N; Level: Main F.**  
4  
5  
6  
7  
8

Unfinished Floor: **0**  
Grand Total Floor Area: **2,100**

Suite:

Listing Broker(s): **Macdonald Realty Eric Latta**