



Presented by: Sean P Stevens PREC*

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Active
R2939065
Board: V
House/Single Family

686 E OSBORNE ROAD
North Vancouver
Princess Park
V7N 1M7

Residential Detached
\$4,200,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$4,200,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2020
Frontage(feet): 66.00	Bathrooms: 8	Age: 4
Frontage(metres): 20.12	Full Baths: 6	Zoning: RES
Depth / Size: 132	Half Baths: 2	Gross Taxes: \$15,683.74
Lot Area (sq.ft.): 8,712.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.20	P.I.D.: 010-431-918	Tax Inc. Utilities?: No
Flood Plain: No	View: :	Tour: Virtual Tour URL
Complex/Subdiv:	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Open		
Exterior: Fibre Cement Board	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Heat Pump, Natural Gas, Radiant	Rain Screen:	Fixtures Rmvd: Yes :Tall wine fridge, Sonos Amplifiers (3), Wi-fi boosters (3)	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard	Metered Water:	Floor Finish: Hardwood, Tile, Vinyl/Linoleum	
Type of Roof: Asphalt, Other	R.I. Plumbing:		

Legal: **LOT B, BLOCK 6, PLAN VAP7639, PART W1/2, DISTRICT LOT 787, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Microwave, Wine Cooler**

Finished Floor (Main):	2,150	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,433	Main	Foyer	12'1 x 10'1	Above	Bedroom	14'7 x 10'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17' x 15'6	Above	Walk-In Closet	7'7 x 7'1	Main 2
Finished Floor (Below):	2,474	Main	Dining Room	15'7 x 12'8	Above	Flex Room	8'10 x 7'11	Main 3
Finished Floor (Basement):	0	Main	Family Room	19'10 x 18'11	Below	Games Room	20'5 x 15'8	Above 5
Finished Floor (Total):	6,057 sq. ft.	Main	Kitchen	19'10 x 15'6	Below	Recreation Room	14'6 x 10'8	Above 3
Unfinished Floor:	0	Main	Wok Kitchen	11'5 x 7'5	Below	Media Room	19'11 x 13'11	Above 3
Grand Total:	6,057 sq. ft.	Main	Pantry	7'11 x 7'5	Below	Bedroom	13'5 x 12'0	Below 2
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'3 x 10'0	Below	Walk-In Closet	7'10 x 5'7	Below 3
Suite:		Main	Laundry	5' x 4'8	Below	Kitchen	10'10 x 10'9	Below 4
Basement: Fully Finished, Separate Entry		Above	Primary Bedroom	16'4 x 14'7	Below	Living Room	18'3 x 15'2	
		Above	Walk-In Closet	12'7 x 4'11	Below	Bedroom	13'3 x 9'7	
		Above	Bedroom	11'8 x 11'4	Below	Bedroom	12' x 10'10	
		Above	Walk-In Closet	6'0 x 3'3			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 3	# of Rooms: 25	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

This stunning modern home of over 6000 sf is ideally located close to schools & parks. Thoughtfully designed, this home is an entertainer's dream with the main level boasting 12' ceilings. The designer kitchen features large island with breakfast bar, Miele appliances & separate Chefs' kitchen with pantry. Two sets of patio doors lead to the private backyard with patio, cabana, outdoor kitchen & hot tub. Find the 1st of 7 bedrooms on this level, perfect for guests. Upstairs, 3 spacious bedrooms feature WIC & ensuite baths. The primary has WIC, shower, soaker tub & balcony. Lower-lvl features media room, games, rec room, 5th bedroom & legal 2 bed suite. Upgraded built-in speakers, smart lighting & custom blinds. Enjoy peace of mind with security cameras, alarm & double car garage. Open Sun 2-4