



Presented by:

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Active
R2864320

Board: V
House/Single Family

5480 BLUEBERRY LANE

North Vancouver
Grouse Woods
V7R 4N1

Residential Detached

\$2,149,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,149,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1980
Frontage(feet): 63.00	Bathrooms: 3	Age: 44
Frontage(metres): 19.20	Full Baths: 2	Zoning: RS4
Depth / Size: 110	Half Baths: 1	Gross Taxes: \$7,544.21
Lot Area (sq.ft.): 6,899.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.16	P.I.D.: 003-502-236	Tax Inc. Utilities?:
Flood Plain:	View: :	Tour:
Complex/Subdiv: Grousewoods	First Nation Reserve:	
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: Community	

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Wood	Driveway Finish: Asphalt
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: :
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	Floor Finish: Other, Carpet
Type of Roof: Asphalt	

Legal: **LOT 55 OF LOT A DISTRICT LOTS 592 AND 593 PLAN 17336**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Greenbelt, Private Yard, Recreation Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

Finished Floor (Main):	1,384	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'3 x 13'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'11 x 15'8			x	Main 4
Finished Floor (Below):	1,350	Main	Kitchen	10'1 x 15'10			x	Main 2
Finished Floor (Basement):	0	Main	Eating Area	7'3 x 12'8			x	Below 4
Finished Floor (Total):	2,734sq. ft.	Main	Primary Bedroom	15'3 x 12'5			x	
Unfinished Floor:	257	Main	Foyer	6'9 x 11'5			x	
Grand Total:	2,991sq. ft.	Below	Family Room	14'5 x 17'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	12'1 x 15'4			x	
Suite:		Below	Bedroom	9'5 x 14'11			x	
Basement: Fully Finished		Below	Bedroom	9'3 x 14'11			x	
		Below	Storage	16'9 x 15'4			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.**

Nestled in the desired Handsworth catchment, this 3000 sq ft, 4-bed, 3-bath home offers a tranquil setting ideal for those wanting a sense of community. In a quiet cul-de-sac, close to Handsworth Sec, Montroyal Elem, Cleveland Park, & Grouse Mtn, this property boasts an attached double garage, workshop & storage space, & fenced yard with a peaceful creek view. Recent upgrades include a spacious sundeck, new roof, new windows, & high-efficiency furnace. The heart of the home is the large kitchen featuring ample storage & stainless steel appliances, complemented by a living room with vaulted ceilings & gas fireplace. The layout flows to the dining room, sun deck, & yard. The main-floor primary bedroom offers an updated ensuite, making this home a perfect mix of nature, comfort & convenience.