



Presented by:

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WestCoast Realty
You've found a home

Sold
R2570760

Board: V
House/Single Family

17 GROSVENOR AVENUE

Burnaby North
Capitol Hill BN
V5B 3N7

Residential Detached

\$2,589,000 (LP)

\$2,565,000 (SP) **M**



List Date: **4/22/2021** Frontage (feet): **49.00** Original Price: **\$2,589,000**
 Days On: **14** Bedrooms: **7** Approx. Year Built: **1986**
 Sold Date: **5/6/2021** Bathrooms: **5** Age: **35**
 Meas. Type: **Feet** Full Baths: **5** Zoning: **R5**
 Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$5,915.90**
 Lot Area (sq.ft.): **5,978.00** Flood Plain:
 Rear Yard Exp: **West** For Tax Year: **2020**
 Council Apprv?:
 If new, GST/HST inc?:
 View: **Yes: Panoramic views of city & mtns**
 Complex / Subdiv:
 Services Connected: **Natural Gas, Sanitary Sewer**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Concrete**

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 135, PLAN NWP59676, DISTRICT LOT 189, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Oven - Built In, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'4 x 12'7	Above	Bedroom	142'1 x 10'			x
Main	Dining Room	17'2 x 10'7	Above	Bedroom	13' x 11'6			x
Main	Kitchen	17'9 x 13'	Below	Living Room	18'9 x 10'11			x
Main	Family Room	19'11 x 13'	Below	Kitchen	12'2 x 8'6			x
Main	Office	12'7 x 11'4	Below	Bedroom	10'5 x 7'8			x
Main	Foyer	15'11 x 6'11	Below	Bedroom	13'11 x 11'11			x
Above	Master Bedroom	17'5 x 12'7	Below	Living Room	16'11 x 10'			x
Above	Solarium	12'5 x 7'4	Below	Dining Room	10'2 x 8'7			x
Above	Walk-In Closet	7'10 x 6'8	Below	Kitchen	12'11 x 8'4			x
Above	Bedroom	10'10 x 10'8	Below	Bedroom	12'1 x 9'7			x

Finished Floor (Main):	1,434	# of Rooms:	20	Bath	1	Floor	Main	# of Pieces	3	Ensuite?	No	Outbuildings
Finished Floor (Above):	1,444	# of Kitchens:	3	2	Above	3	Yes				Barn:	
Finished Floor (Below):	1,726	# of Levels:	3	3	Above	5	No				Workshop/Shed:	
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	4	Below	4	No				Pool:	
Finished Floor (Total):	4,604 sq. ft.	Crawl/Bsmt. Height:		5	Below	3	No				Garage Sz:	
Unfinished Floor:	0	Bed in Basement:	0	6							Grg Dr Ht:	
Grand Total:	4,604 sq. ft.	Basement:	Full	7								
				8								

Listing Broker(s): **Sutton Group-West Coast Realty**

Custom, QUALITY craftsmanship on a level lot on Capitol Hill. COMPLETELY updated with impeccable high end finishes such as custom cabinets, marble counters, stainless appliances, hardwood floors, elegant tile & much more. Entertainers dream with large principle rooms on the main floor, & access to the amazing 1000 sq ft deck perfect for use year round. Enjoy sweeping VIEWS from Metrotown to North Vancouver. Master suite is a true sanctuary with a luxurious ensuite, walk in closet & sitting room with spectacular views. High ceilings in the walk out basement with a 2 bdrm & 1 bdrm suite, both with laundry is ideal for extended family or mortgage help. Two car garage & fully gated backyard with resistance pool & spa. Unparalleled opportunity to own a spectacular home! Must view to appreciate!