


Active
R2631358
 Board: V
 House/Single Family

5319 ESPERANZA DRIVE
 North Vancouver
 Canyon Heights NV
 V7R 3W3

Residential Detached
\$2,268,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,338,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1971**
 Frontage(feet): **53.00** Bathrooms: **3** Age: **50**
 Frontage(metres): **16.15** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **131** Half Baths: **0** Gross Taxes: **\$7,807.97**
 Lot Area (sq.ft.): **9,372.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.22** P.I.D.: **005-788-960** Tax Inc. Utilities?: **Yes**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **Yes: MOUNTAIN**
 Complex/Subdiv:
 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: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Carport; Multiple, Tandem Parking**
 Exterior: **Wood** Driveway Finish: **Asphalt**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Renovations: Reno. Year: Property Disc.: **Yes**
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen: **No** Fixtures Leased: **No**
 Fireplace Fuel: **Natural Gas** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: **No** Fixtures Rmvd: **No**
 Outdoor Area: **Balcony(s), Patio(s) & Deck(s)** Floor Finish: **Tile, Carpet**
 Type of Roof: **Wood**

Legal: **LOT 51, BLOCK 22, PLAN VAP13609, DISTRICT LOT 593, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Greenbelt, Private Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Fireplace Insert**

Finished Floor (Main):	1,275	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	841	Main	Living Room	19'5 x 13'10	Bsmt	Flex Room	16'1 x 4'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'5 x 12'9	Bsmt	Storage	11'6 x 6'6	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'3 x 8'1	Bsmt	Storage	18'8 x 10'6	Main 4
Finished Floor (Basement):	760	Main	Eating Area	8'7 x 7'10				Bsmt 4
Finished Floor (Total):	2,876sq. ft.	Main	Office	10'8 x 10'5				
Unfinished Floor:	0	Main	Mud Room	10'8 x 7'7				
Grand Total:	2,876sq. ft.	Main	Foyer	8'7 x 5'9				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	16'5 x 12'9				
Suite:		Above	Bedroom	10'8 x 9'3				
Basement: Crawl, Full		Above	Bedroom	10'6 x 9'4				
		Bsmt	Storage	19'4 x 13'9				
		Bsmt	Recreation Room	17'8 x 9'8				
		Bsmt	Laundry	15'0 x 9'10				

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **1** # of Rooms: **16** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

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

Charismatic Westcoast style home designed built by its original architect owner in popular Canyon Heights neighbourhood. 3 bedroom with possible extra bedroom in basement. The house has many special features like SHOJI Screen window covering and maple millworks that needs to be seen to appreciate. Its spacious deck is designed to take full advantage of nature as it backs on the greenbelt with a small stream that runs by the property. The home is situated in a very quiet cul-de-sac with easy access to school and other amenities.