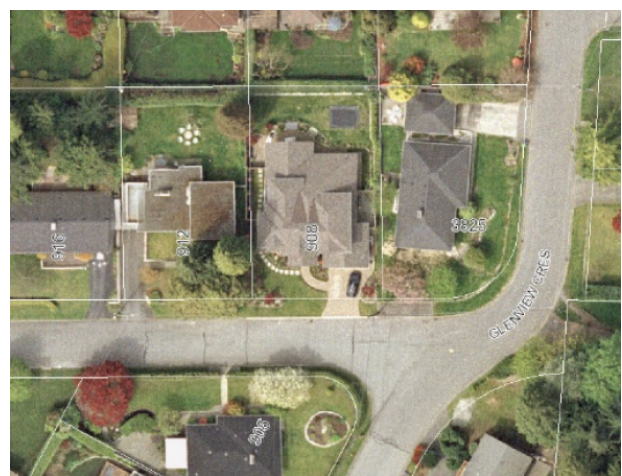
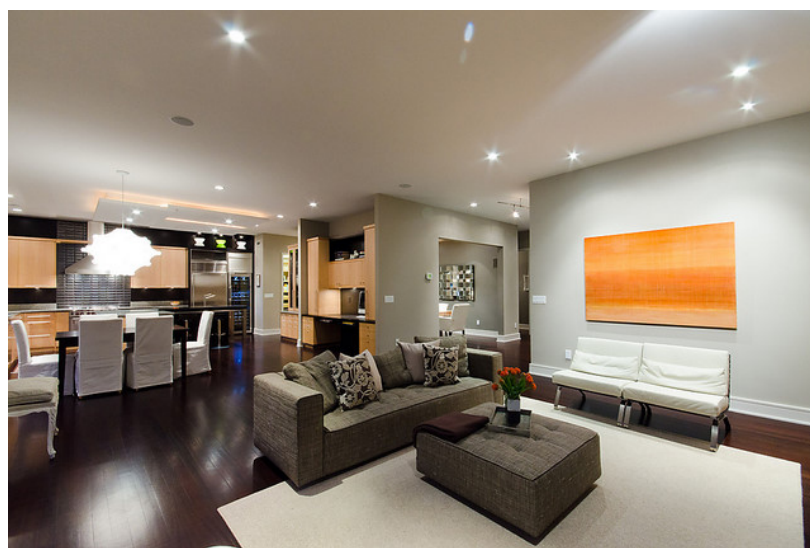




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



908 Evergreen Place Offered at \$2,298,000

This custom built contemporary style home is absolutely gorgeous from the large rooms and high ceilings to the incredible craftsmanship. Situated on a level 70 x 115 foot property offering 5,149 sq. ft. of luxurious living space, 5 bedrooms, 5 bathrooms, completely self contained 2 bedroom suite, media and games room. The kitchen, nook and family room are truly one of the best I have seen opening to a covered outdoor living space with fireplace, yard and built in trampoline. Other features include extremely efficient "heat pump" heating and air-conditioning, mud room, media room and smart home technology. This home is stunning!

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
1555 Marine Drive, West Vancouver, BC V7V 1H9
eric@ericchristiansen.com



ERIC CHRISTIANSEN

West Vancouver Real Estate

tel. 604-312-9999

North Vancouver, Forest Hills NV

MLS# V878553

Residential Detached

908 EVERGREEN PL, V7R 1R6

Active



List Price: **\$2,298,000**

Complex/Subdiv:

Frontage:	70.00 ft	Bedrooms:	5	PID:	004-359-593
Depth/Size:	115	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	21.34	Full Baths:	4	Approx Yr Blt:	2005
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	6
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$10,269 (2010)
Flood Plain:		Zoning:	RSH		

View:

Serv. Connected: **Natural Gas, Water, Electricity**

Style of Home:	3 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Near
Type of Roof:	Asphalt			Dist to School Bus:	Near
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air, Heat Pump, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: **PL 7512 LT 12 BLK 19 LD 36 DISTRICT LOT 598/601, GROUP 1.**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'10 X 11'11	Above	Walk-In Closet	9'10 X 5'9	Below	Bedroom	11'5 X 10'10
Main F.	Kitchen	17'10 X 13'3	Above	Bedroom	12'1 X 11'10	Below	Bedroom	11'5 X 9'7
Main F.	Dining	14'5 X 11'10	Above	Bedroom	11'11 X 10'7			X
Main F.	Family Room	18'11 X 18'1	Above	Walk-In Closet	12'1 X 7'3			X
Main F.	Nook	17'5 X 10'3	Above	Laundry	7'8 X 6'10			X
Main F.	Den	12'7 X 8'11	Below	Kitchen	9'11 X 9'5			X
Main F.	Mud Room	9'10 X 7'11	Below	Living Room	19'5 X 16'4			X
Main F.	Pantry	7'8 X 4'1	Below	Recreation Room	22'2 X 17'3			X
Main F.	Entrance Hall	9'11 X 9'5	Below	Media Room	18'7 X 13'10			
Above	Master Bedroom	16'10 X 16'	Below	Gym	13'4 X 12'4			

Floor Area (SqFt):

Main Floor Area SqFt: **1,943**
 Finished Floor Up SqFt: **1,263**
 Finished Floor Down: **1,943**
 Finished Floor Bsmt SqFt: **0**
 Total Finished Floor SqFt: **5,149**

Total # Rooms: **22**
 # Kitchens: **2**
 Finished Levels: **3**
 Crawl/Bsmt Height:
 Basement Area: **Full**

Bathrooms:

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

Unfinished Floor: **0**
 Grand Total Floor Area: **5,149**

Suite: **Legal Suite**

Listing Broker(s): **Angell Hasman (E.Christiansen)**



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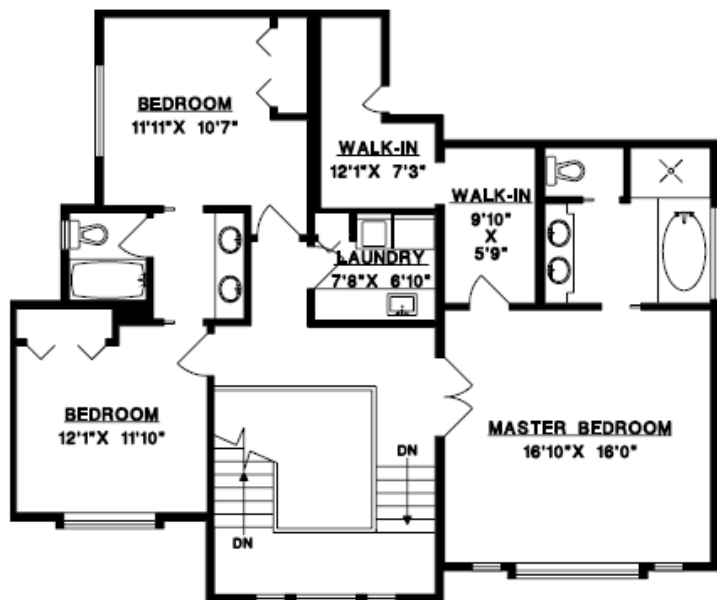
ERIC CHRISTIANSEN

ANGELL HASMAN & ASSOCIATES REALTY LTD.
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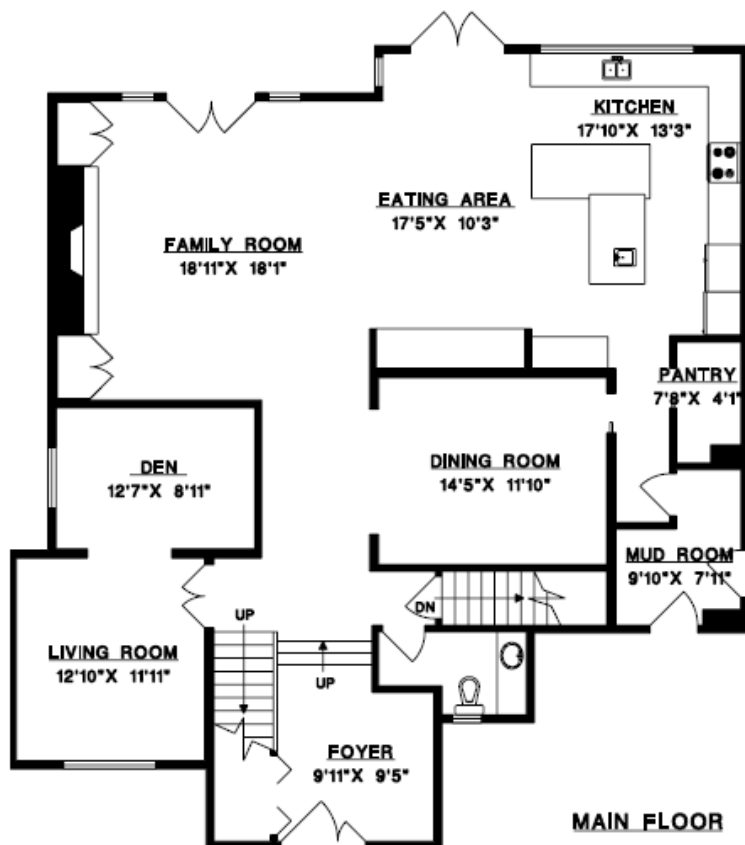


908 EVERGREEN PLACE NORTH VANCOUVER

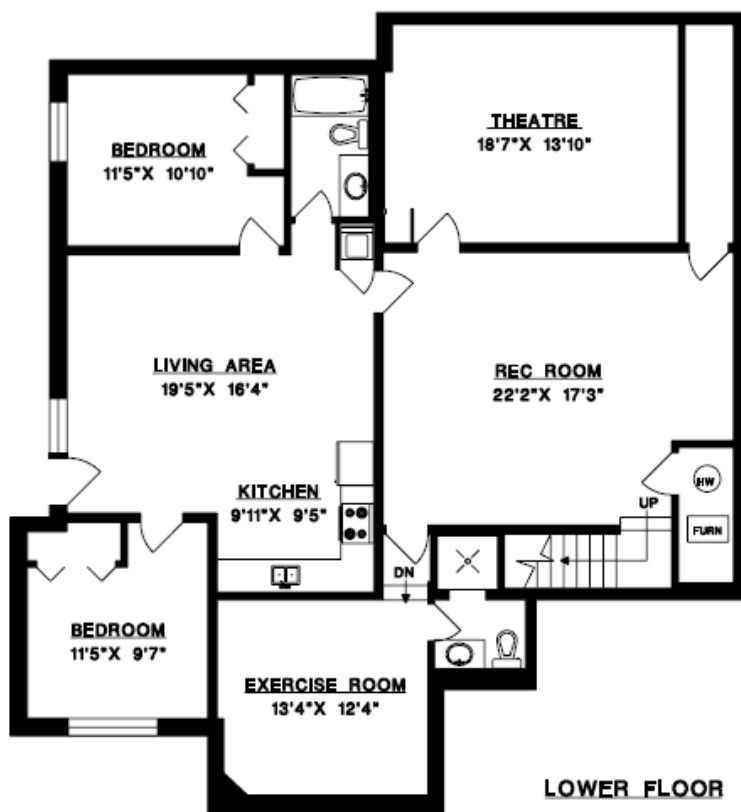
MAIN FLOOR 1,943 SQ.FT.
UPPER FLOOR 1,263 SQ.FT.
LOWER FLOOR 1,943 SQ.FT.
TOTAL 5,149 SQ.FT.



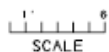
UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



DATE: MAR/11
PLAN: 100-10

