



Presented by:  
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**Active**  
**R2991384**  
Board: V  
House/Single Family

**4347 RUTH CRESCENT**  
North Vancouver  
Lynn Valley  
V7K 2N1

Residential Detached  
**\$2,198,980** (LP)  
(SP) **M**



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **62.00**

Frontage(metres): **18.90**

Depth / Size: **148**

Lot Area (sq.ft.): **9,114.00**

Lot Area (acres): **0.21**

Flood Plain:

View: **:**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Rear Yard Exp: **West**

P.I.D.: **008-759-375**

Original Price: **\$2,198,980**

Approx. Year Built: **1968**

Age: **57**

Zoning: **RS3**

Gross Taxes: **\$7,752.84**

For Tax Year: **2024**

Tax Inc. Utilities?: **No**

Tour:

Style of Home: **2 Storey**

Construction: **Frame - Wood**

Exterior: **Brick, Stucco, Wood**

Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt, Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double, RV Parking Avail.**

Driveway Finish: **Other**

Dist. to Public Transit: **3 BLOCKS** Dist. to School Bus: **2 BLOCKS**

Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Property Disc.: **Yes**

Fixtures Leased: **No :**

Fixtures Rmvd: **:**

Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT A, BLOCK A, PLAN VAP12996, DISTRICT LOT 2088, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 2169**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Finished Floor (Main):	<b>1,373</b>	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	<b>0</b>	<b>Main</b>	<b>Living Room</b>	<b>19'10 x13'2</b>			<b>x</b>	Floor
Finished Floor (AbvMain2):	<b>0</b>	<b>Main</b>	<b>Dining Room</b>	<b>10'10 x10'2</b>			<b>x</b>	<b>Main</b>
Finished Floor (Below):	<b>692</b>	<b>Main</b>	<b>Kitchen</b>	<b>16'8 x9'0</b>			<b>x</b>	<b>Main</b>
Finished Floor (Basement):	<b>0</b>	<b>Main</b>	<b>Primary Bedroom</b>	<b>12'9 x11'9</b>			<b>x</b>	<b>Main</b>
		<b>Main</b>	<b>Bedroom</b>	<b>10'9 x9'10</b>			<b>x</b>	<b>Bsmt</b>
		<b>Main</b>	<b>Bedroom</b>	<b>10'9 x10'2</b>			<b>x</b>	
Finished Floor (Total):	<b>2,065sq. ft.</b>	<b>Main</b>	<b>Foyer</b>	<b>6'3 x4'4</b>			<b>x</b>	
Unfinished Floor:	<b>248</b>	<b>Bsmt</b>	<b>Recreation Room</b>	<b>27'2 x13'2</b>			<b>x</b>	
Grand Total:	<b>2,313sq. ft.</b>	<b>Bsmt</b>	<b>Laundry</b>	<b>14'0 x7'5</b>			<b>x</b>	
Flr Area (Det'd 2nd Res):	<b>sq. ft.</b>	<b>Bsmt</b>	<b>Workshop</b>	<b>19'11 x7'8</b>			<b>x</b>	
Suite:				<b>x</b>			<b>x</b>	
Basement:Full, Partly Finished				<b>x</b>			<b>x</b>	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>10</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

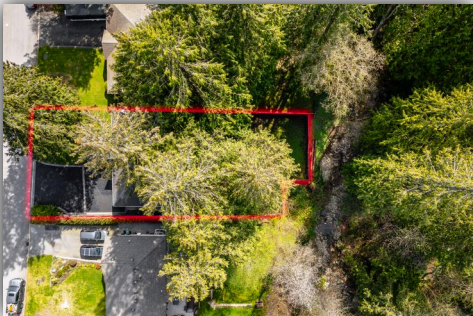
Listing Broker(s): **RE/MAX Heights Realty**

**This quality Crest-built 3 bedroom home offers the perfect blend of privacy, tranquility and timeless charm. Nestled in a private cul-d-sac setting, the home sits on a spacious 9114 sqft lot with a nicely landscaped and private back yard Ideal for family gatherings, gardening or simply relaxing in nature. Lovingly maintained by the same owners since 1971, This residence showcases pride of ownership throughout. The interior features a thoughtful layout with generous sized living spaces, 3 bedrooms,2 1/2bathrooms and a huge rec-room below with easy suite potential. The huge driveway provides ample parking for multiple vehicles while the quiet street enhances the homes sense of community. Welcome to your forever home in Upper Lynn Valley-where nature meets comfort and care. Open Saturday 2-4**



**3** **3**

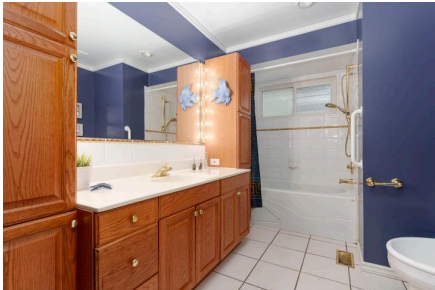
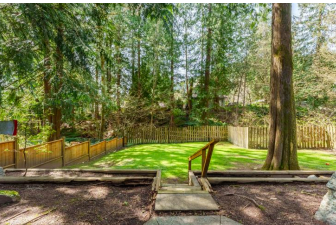
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**RE/MAX**  
HEIGHTS REALTY



# 4347 Ruth Crescent North Vancouver

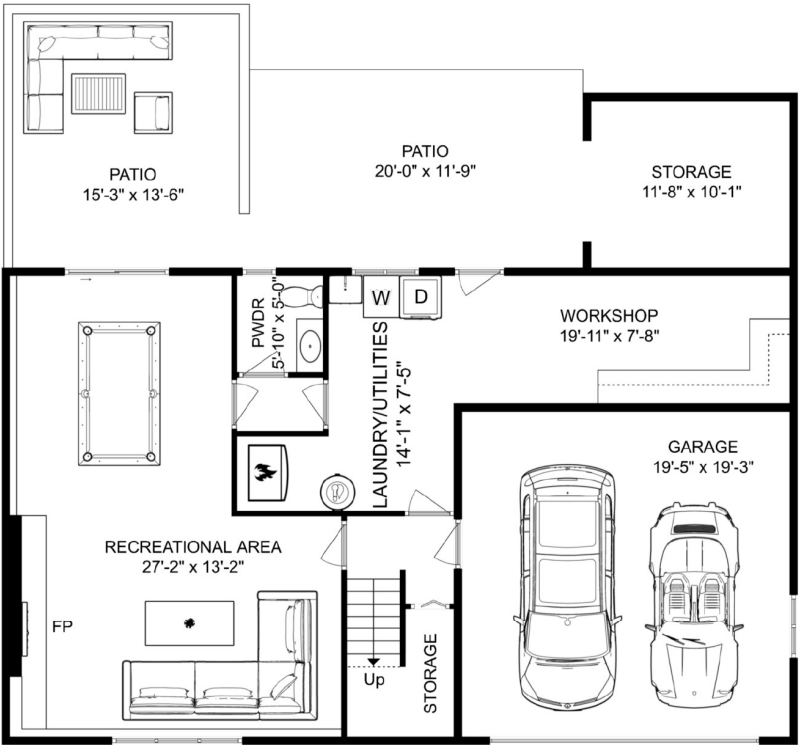
INTERIOR LIVING SPACE	(sq.ft.)
Main Floor	1,373
Lower Floor	692

(UNFINISHED)	
Laundry/Workshop	248
Total Area	2,313

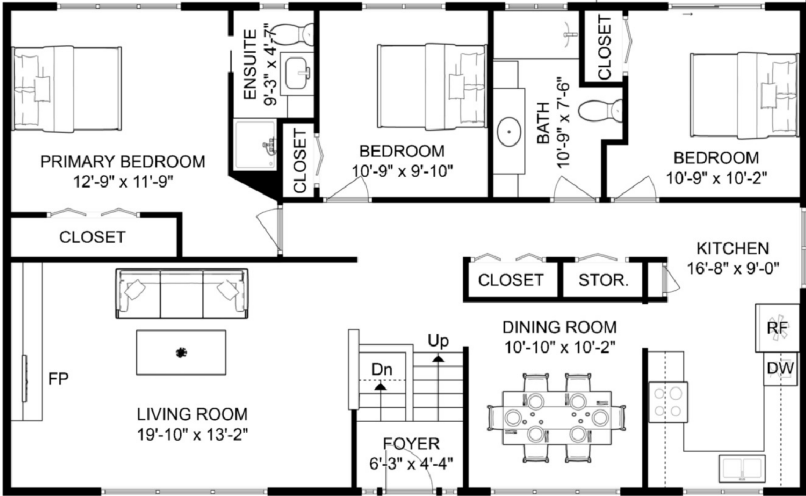
AUXILIARY	
Deck	209
Patio Total	441
Storage	118
Garage	374
Combined Total	3,455

3 bed 2½ bath 2 parking

LOWER FLOOR  
940 sq.ft. | Ceiling Height: 8'-0"



MAIN FLOOR  
1,373 sq.ft. | Ceiling Height: 8'-0"



The floor plan is not suitable for architectural/construction and is covered under E&O. All right reserved for Virtualized Studio. User shall not publish and distribute such material and/or incorporate it in other works in any form.



SCALE  
0 1 2 3 4