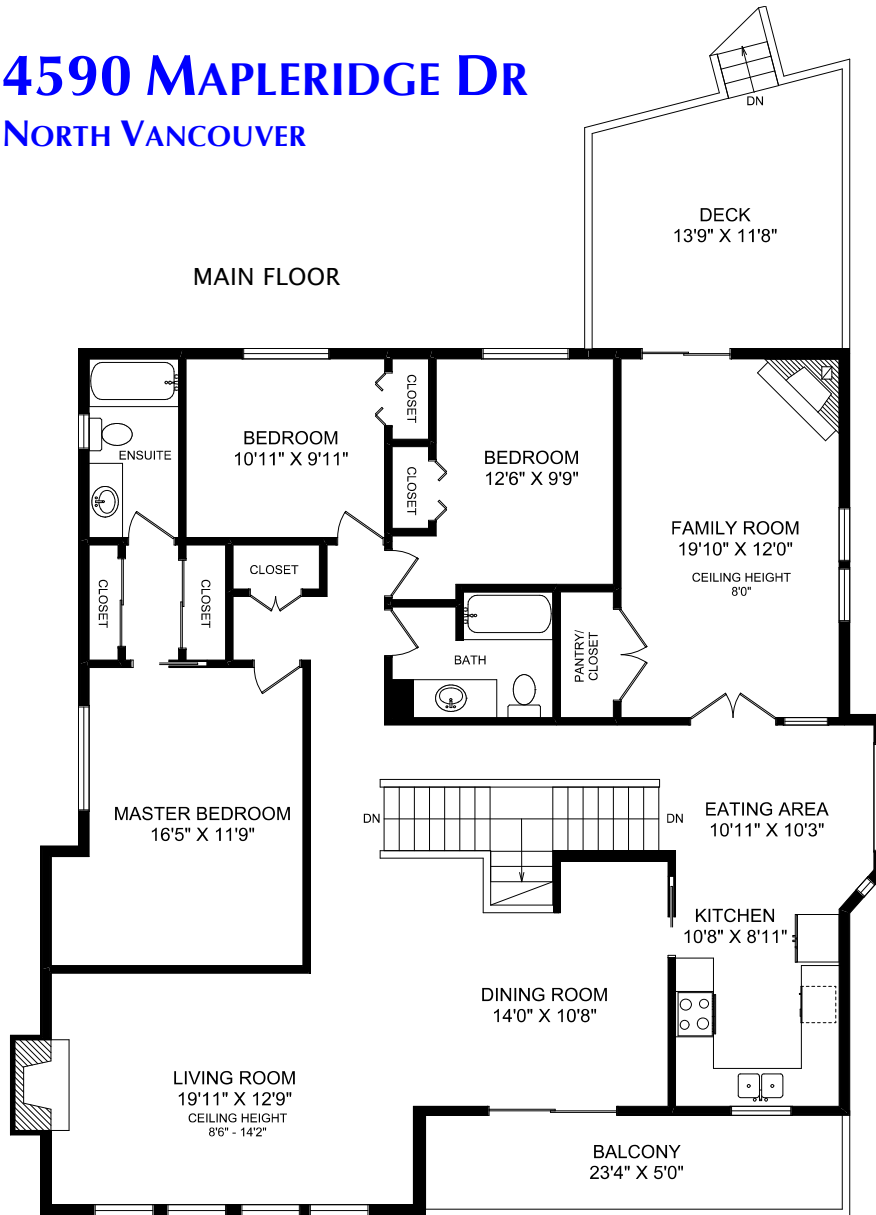


4590 MAPLERIDGE DR

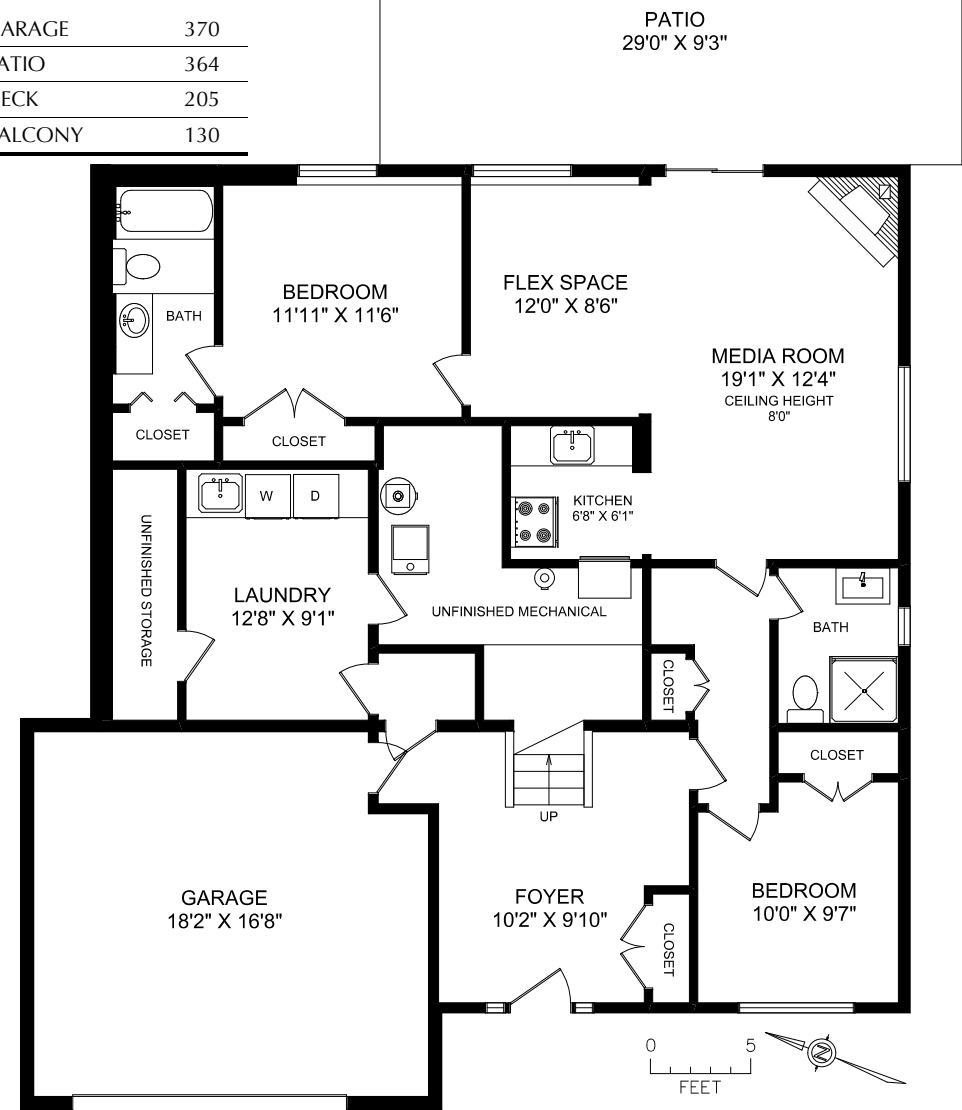
NORTH VANCOUVER



AREA	SQ FT
MAIN FLOOR	1,960
LOWER FLOOR	1,501
TOTAL	3,461

GARAGE	370
PATIO	364
DECK	205
BALCONY	130

LOWER FLOOR



DAN MUZZIN
604-813-3795
danmuzzin.com

MEASURED FOR THE EXCLUSIVE USE OF
DAN MUZZIN

MEASURED MAY 5TH, 2013 BY JUSTIN GREENWOOD

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



4590 Mapleridge Dr North Vancouver

History of Updates

2012 • MAIN FLOOR UPDATES

- NEW LIVING ROOM CARPETING
- NEW STAIRCASE
- NEW BASEBOARDS AND INTERIOR DOORS
- NEW PANTRY
- NEW BLINDS IN KITCHEN AREA AND FAMILY ROOM
- PAINTED ENTIRE MAIN FLOOR
- EXTERIOR UPDATES
 - NEW HOT TUB AND CONCRETE PAD
 - NEW GARDEN, EXTERIOR SECURITY LIGHTING AND DECK LIGHTS

• LOWER FLOOR UPDATES

- NEW TILE AND W/W CARPETING THROUGHOUT
- NEW FRONT DOOR AND ENTRANCEWAY WINDOWS
- NEW LAUNDRY ROOM INCLUDING WASHER/DRYER
- NEW CABINETS, COUNTERTOP AND SINK IN KITCHEN
- HAD CONCRETE SLAB RAISED AND LEVELLED
- EXTERIOR MAINTENANCE
 - PAINTED EXTERIOR OF HOUSE
 - HAD PERIMETER DRAINAGE SCOPED TO ENSURE WAS BLOCKAGE-FREE

2010 • NEW ROOF INSTALLED
(WITH 25 YEAR WARRANTY TRANSFERRABLE TO BUYER)

2004 • FLUSHED ENTIRE DRAIN TILE SYSTEM

2008 • NEW ARMSTRONG CONDENSING 95% HIGH EFFICIENCY FURNACE

2003 • INSTALLED PAVING STONE IN DRIVEWAY (REPLACED ASPHALT)
• UPDATED 3 BATHROOMS - NEW TILES, FIXTURES AND BATHTUBS

2005 • EXTENDED THE SIZE OF THE DECK
• INSTALLED NEW LIGHTING IN THE YARD AND ON THE DECK
• CONVERTED 2 FIREPLACES TO GAS BURNING
(LIVING ROOM FIREPLACE REMAINS WOOD BURNING)
• INSTALLED NEW GAS LINES ON DECK FOR BARBEQUE
AND DECK HEATER

1998 • INSTALLED HARDWOOD FLOORING IN LIVING ROOM, DINING
ROOM AND MAIN FLOOR HALLWAYS

1989 • CONVERTED CARPORT TO GARAGE
- • INSTALLED HARDWOOD FLOORING IN KITCHEN AND FAMILY ROOM
1991 • LANDSCAPE CONTRACTOR CREATED TIERED GARDEN IN BACK YARD

DAN MUZZIN, MACDONALD REALTY LTD.

604-813-3795

