



Presented by:
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Active
R2067046
 Board: V
 House/Single Family

2342 MATHERS AVENUE
 West Vancouver
 Dundarave
 V7V 2H6

Residential Detached
\$4,598,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **60.00** Original Price: **\$4,598,000**
 Depth / Size (ft.): **132** Bedrooms: **5** Approx. Year Built: **2015**
 Lot Area (sq.ft.): **6,547.00** Bathrooms: **5** Age: **1**
 Flood Plain: _____ Full Baths: **4** Zoning: **SFD**
 Rear Yard Exp: _____ Half Baths: **1** Gross Taxes: **\$6,925.98**
 Approval Req?: _____ For Tax Year: **2015**
 If new, GST/HST inc?: **Yes** Tax Inc. Utilities?: _____
 P.I.D.: **013-530-101**
 Tour: _____

View: **Yes: Nice Ocean View**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: Rancher/Bungalow w/Bsmt. Construction: Frame - Wood Exterior: Other Foundation: Other Rain Screen: _____ Renovations: _____ # of Fireplaces: 2 Fireplace Fuel: Gas - Natural Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Fenced Yard, Patio(s) & Deck(s) Type of Roof: Other	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Other Dist. to Public Transit: _____ Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Property Disc.: Yes PAD Rental: _____ Fixtures Leased: No : _____ Fixtures Rmvd: _____ : _____ Floor Finish: _____
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Legal: **PL VAP2709 LT 10 BLK 5 DL 554 LD 36**

Amenities: _____
 Site Influences: _____
 Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 6'2	Above	Bedroom	11'1 x 9'8			x
Main	Living Room	18'8 x 14'8	Above	Walk-In Closet	8'2 x 5'3			x
Main	Dining Room	14'7 x 8'10	Below	Bedroom	10'2 x 7'4			x
Main	Den	8'7 x 7'11	Below	Bedroom	12'1 x 9'5			x
Main	Kitchen	14'7 x 13'2	Below	Media Room	14'6 x 14'4			x
Main	Mud Room	9'2 x 5'9	Below	Other	15'7 x 14'2			x
Above	Master Bedroom	16'4 x 12'7						x
Above	Walk-In Closet	6'3 x 5'3						x
Above	Bedroom	11'1 x 9'7						x
Above	Walk-In Closet	8'2 x 6'2						x

Finished Floor (Main): 1,058 Finished Floor (Above): 985 Finished Floor (Below): 1,036 Finished Floor (Basement): 0 Finished Floor (Total): 3,079 sq. ft.	# of Rooms: 16 # of Kitchens: 1 # of Levels: 3 Suite: _____ Crawl/Bsmt. Height: _____ Beds in Basement: 0 Beds not in Basement: 5 Basement: Fully Finished	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> </tr> <tr> <td>2</td> <td>Above</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>3</td> <td>Above</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>4</td> <td>Above</td> <td>3</td> <td>Yes</td> </tr> <tr> <td>5</td> <td>Below</td> <td>4</td> <td>No</td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Bath	Floor	# of Pieces	Ensuite?	1	Main	2	No	2	Above	4	Yes	3	Above	3	Yes	4	Above	3	Yes	5	Below	4	No	6				7				8				Outbuildings Barn: _____ Workshop/Shed: _____ Pool: _____ Garage Sz: _____ Door Height: _____
Bath	Floor	# of Pieces	Ensuite?																																				
1	Main	2	No																																				
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3	Above	3	Yes																																				
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6																																							
7																																							
8																																							

Listing Broker(s): **Royal LePage Sussex-Tom Hassan**

Brand New Home in Dundarave Village with nice ocean views. Stylish contemporary 5 bedroom home has been custom built for present owners. Spacious open and modern design with vaulted ceilings, great room concept kitchen, dining and living room. Upstairs you'll find 3 bedrooms and luxurious master bedroom with vaulted ceilings and Four Seasons style ensuite. Lower floor features granite bar with custom cabinetry, media room, 2 additional bedrooms and level walk-out to backyard with plenty of room for kids to play, custom garden planters. Within a few blocks walk to Irwin Park Elementary the #1 rated school in British Columbia and the charm of Dundarave Village and the famous West Van Seawall.