



Presented by:  
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**Active**  
**R2287794**  
 Board: V  
 House/Single Family

**5880 FALCON ROAD**  
 West Vancouver  
 Eagleridge  
 V7W 1S3

Residential Detached  
**\$2,495,000** (LP)  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **99.00** Original Price: **\$2,495,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1979**  
 Depth / Size: **126x99x126** Bathrooms: **5** Age: **39**  
 Lot Area (sq.ft.): **12,510.00** Full Baths: **4** Zoning: **SFD**  
 Flood Plain: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$6,963.31**  
 Rear Yard Exp: **Southwest** For Tax Year: **2017**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **007-360-592**  
 Tour: **Virtual Tour URL**

View: **Yes: Water Views to Burrard Inlet**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stone, Wood**  
 Foundation: **Concrete Slab**  
 Rain Screen: \_\_\_\_\_  
 Renovations: **Partly** Reno. Year: \_\_\_\_\_  
 # of Fireplaces: **2** R.I. Plumbing: \_\_\_\_\_  
 Fireplace Fuel: **Natural Gas, Wood** R.I. Fireplaces: \_\_\_\_\_  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: \_\_\_\_\_ Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: \_\_\_\_\_ :  
 Floor Finish: \_\_\_\_\_

Legal: **PL VAP16881 LT 29 BLK A DL 772 LD 36. GROUP 1.**  
 Amenities: **Pool; Outdoor**  
 Site Influences: \_\_\_\_\_  
 Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'6 x 12'7	Below	Gym	15'4 x 11'7			x
Main	Living Room	15'4 x 20'2	Below	Library	17'8 x 8'2			x
Main	Dining Room	11'0 x 12'0	Below	Bedroom	13'6 x 17'9			x
Main	Kitchen	11'10 x 17'5	Below	Bedroom	12'6 x 12'7			x
Main	Master Bedroom	15' x 14'5			x			x
Main	Bedroom	11'5 x 11'2			x			x
Main	Bedroom	11'1 x 13'5			x			x
Main	Laundry	11'10 x 8'10			x			x
Below	Family Room	20' x 15'3			x			
Below	Hobby Room	11' x 24'			x			

Finished Floor (Main): <b>1,958</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>1,892</b>	# of Levels: <b>2</b>	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Main	4	Yes	Pool:
Finished Floor (Total): <b>3,850 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	3	Yes	Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5	Below	3	Yes	Door Height:
Grand Total: <b>3,850 sq. ft.</b>	Beds not in Basement: <b>5</b>	6				
	Basement: <b>Full, Fully Finished</b>	7				
		8				

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

**Resort Living in Eagleridge with stunning ocean island views from all primary rooms backing onto Seaview Walk. Completely renovated 3,850 sq.ft. 5 bedroom home located on private 12,500 sq.ft. lot on one of the quietest streets in Eagleridge. Spacious open family plan with kitchen island walk-out sliding doors to covered skylight balcony overlooking sun drenched pool hot tub and sundecks..and even room for a trampoline. You will love the light inside this house: vaulted ceilings, WB fireplace and level walk-out basement. Unique floor plan allows for home office- extended family- more bedrooms- games and exercise room. Easy driveway with oversized 2 car garage. 5 minutes drive to Rockridge School, Gleneagles Rec Centre and golf course and 80 minutes to Whistler. BC Assessment \$3.192M**