



Presented by:
Tom A Hassan
 Royal LePage Sussex-Tom Hassan
 Phone: 604-809-9777
 www.tomhassan.com
 tomhassan@gmail.com

Active
R2225804
 Board: V
 House/Single Family

5637 EAGLE HARBOUR ROAD
 West Vancouver
 Eagle Harbour
 V7W 1P4

Residential Detached
\$1,898,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$1,898,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1952**
 Depth / Size: _____ Bathrooms: **2** Age: **65**
 Lot Area (sq.ft.): **10,455.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: _____ Half Baths: **0** Gross Taxes: **\$3,522.31**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2017**
 Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **004-396-588**
 Tour: _____

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

Style of Home: **1 Storey**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **1**
 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: **Asphalt**

Total Parking: **3** Covered Parking: _____ Parking Access: **Front**
 Parking: **Open**
 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 VAP5971 LT 11 BLK 9 DL 772 LD 36. GROUP 1.**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'			x			x
Main	Kitchen	13'6" x 10'6"			x			x
Main	Dining Room	12' x 8'			x			x
Main	Eating Area	8' x 8'			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	12' x 12'			x			x
Below	Family Room	21' x 12'			x			x
Below	Bedroom	11' x 8'			x			x
Below	Bedroom	20' x 11'			x			x
Below	Laundry	6' x 6'			x			x

Finished Floor (Main): 1,116	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	
Finished Floor (Below): 965	# of Levels: 2	2	Below	4	No	Barn:
Finished Floor (Basement): 0	Suite:	3				Workshop/Shed:
Finished Floor (Total): 2,081 sq. ft.	Crawl/Bsmt. Height:	4				Pool:
Unfinished Floor: 0	Beds in Basement: 0	5				Garage Sz:
Grand Total: 2,081 sq. ft.	Basement: None	6				Door Height:
	Bedrooms not in Basement: 4	7				
		8				

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

Eagle Harbour Beach Cottage. . This 4 bedroom 2 level home has many renovations over the years and is a perfect starter home for a young family, investor home or downsizer. Newer kitchen with stainless steel appliances, hardwood and tiled floors, crown moldings. Level front yard with child safe gate. Private 10,455 sq.ft lot very useable with mix of grass yard, decks and gardens. Located only steps away from the waterfront and great family beach, Park Verdun with tennis and hockey courts, playgrounds. Close by is Gleneagles Golf Course, Rec Centre, Eagle Harbour and Gleneagles Elementary and Rockridge Secondary schools. The ultimate family location in one of Eagle Harbours most desirable locations