



Presented by:
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Active
R2284120
 Board: V
 House/Single Family

380 MOUNTAIN DRIVE
 West Vancouver
 Lions Bay
 V0N 2E0

Residential Detached
\$2,198,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,198,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1993**
 Depth / Size: Bathrooms: **4** Age: **25**
 Lot Area (sq.ft.): **18,896.00** Full Baths: **3** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,921.86**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-712-812**
 Tour:

View: **Yes: Ocean & Island Views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Propane Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Legal: **PL VAP14997 LT 14 DL 2985 LD 36**

Amenities:
 Site Influences: **Golf Course Nearby, Greenbelt, Marina Nearby, Private Setting, Recreation Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'11 x 15'	Below	Bedroom	12'9 x 9'4			x
Main	Dining Room	10'11 x 9'11	Below	Laundry	13'9 x 6'10			x
Main	Kitchen	11'5 x 11'5	Below	Workshop	22'3 x 13'5			x
Main	Bedroom	12'5 x 12'4						x
Main	Foyer	7'5 x 6'11						x
Above	Master Bedroom	14'10 x 12'11						x
Above	Walk-In Closet	21' x 7'6						x
Above	Bedroom	9'10 x 7'6						x
Above	Den	11'1 x 9'6						x
Below	Recreation	24'11 x 10'11						x

Finished Floor (Main):	1,389	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,046	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	1,076	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	2	Yes	Pool:
Finished Floor (Total):	3,511 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Door Height:
Grand Total:	3,511 sq. ft.	Beds not in Basement:	4	6				
		Basement:	Fully Finished	7				
				8				

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

Panoramic water views from this 3500 square foot 4 bedroom contemporary renovated home. Move in condition with many recent updates including new kitchen and bathrooms. Enjoy complete privacy views of water and islands and sunsets. Spacious open design with separate living, dining room. 2 bedrooms and office upstairs, 1 bedroom on main floor and fully finished basement with recreation room, 2 additional bedroom and walk-out to sundeck with jacuzzi. You will love the versatile floor plan .