

Presented by:
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West Vancouver, Queens Residential Detached
2730 ROSEBERY AV, V7V 3A2 MLS# V952200 **Active**



List Price: \$2,695,000

Complex/Subdiv:

Frontage: 83.00 ft	Bedrooms: 5	PID: 009-833-501
Depth/Size: 202.69	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 15638.00	Full Baths: 5	Approx Yr Blt: 2012
Rear Yard Exp:	Half Baths: 1	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,563 (2011)
Flood Plain:	Zoning: SFD	

View: Y - Panoramic Harbour + Island view from 3 levels
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double
Exterior: Stone	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations: Substantially Rebuilt	Reno Year: Title to Land: Freehold NonStrata
Flooring: Hardwood, Wall/Wall/Mixed	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Natural Gas, Forced Air	
No. of Fireplaces: 4	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Gas - Natural	Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAP9005 LT 15 BLK A DL 815 LD 36 GROUP 1, OF LOT 3.

Amenities:

Site Influences: Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Inground

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 17'	Below	Games Room	10'8 X 9'9			X
Main F.	Kitchen	14'7 X 10'	Below	Bedroom	11'6 X 10'			X
Main F.	Dining	11' X 14'	Above	Laundry	8' X 5'			X
Main F.	Den	14'10 X 11'6			X			X
Above	Master Bedroom	22' X 11'6			X			X
Above	Walk-In Closet	12'4 X 4'			X			X
Above	Bedroom	11'5 X 10'			X			X
Above	Bedroom	11'4 X 9'11			X			X
Above	Bedroom	11'5 X 9'11			X			X
Below	Family Room	12' X 18'			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,125	Total # Rooms: 13	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,448	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,125	Finished Levels: 3	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 3,698	Basement Area: Full, Fully Finished	5 4 Piece; Ensuite: Y; Level: Above
		6 3 Piece; Ensuite: N; Level: Below
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,698		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Stylish contemporary Westcoast architecture with panoramic water views from all 3 levels. Located in Upper Dunderave/Queens, completely re-built from original 1955 foundation. 5 bdrms, 6 baths located on 15,638 sq.ft private SW facing lot. Open plan main floor, upper floor: 4 bdrms all ensuite w/ luxurious master ensuite. Level walk-out ground floor features family, games room and guest bedroom. 4 F/Ps, 1000 sq.ft of sun decks, outdoor hot tub, heated driveway, centralized CAT 5 media system, lighting audio control system (iPhone), radiant heat in all bathrooms, custom stained white oak floors, 4 smart TVs - all integrated and interconnected, BI BBQ, level grass yard. 2-5-10 New Home Warranty. Irreplaceable at price range. No HST.