



Presented by:  
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**Active R2007817**      **510 NEWDALE PLACE**      Residential Detached  
 Board: V      West Vancouver      **\$2,388,000 (LP)**  
 House/Single Family      Cedardale      (SP)



Sold Date:      Frontage (feet): **88.00**      Approx. Year Built: **1962**  
 Depth / Size (ft.):      Bedrooms: **4**      Age: **53**  
 Lot Area (sq.ft.): **12,330.00**      Bathrooms: **4**      Zoning: **SFD**  
 Flood Plain:      Full Baths: **3**      Gross Taxes: **\$4,837.76**  
 Rear Yard Exp:      Half Baths: **1**      For Tax Year: **2015**  
 Approval Req?:      Tax Inc. Utilities?:  
 If new, GST/HST inc?:      P.I.D.: **009-236-945**

View:      **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>2 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: <b>Substantially Rebuilt</b> # of Fireplaces: <b>2</b> Fireplace Fuel: <b>Gas - Natural, Wood</b> Water Supply: <b>City/Municipal</b> Fuel/Heating: <b>Forced Air, Natural Gas</b> Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b> Type of Roof: <b>Asphalt</b>	Total Parking:      Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Carpport; Multiple</b>  Dist. to Public Transit: Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Property Disc.: <b>Yes</b> PAD Rental: Fixtures Leased: <b>No</b> : Fixtures Rmvd:      : Floor Finish:
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Legal: **PL VAP10930 LT 1 DL 1072 LD 36**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 17'			x			x
Main	Dining Room	16'0 x 13'0			x			x
Main	Kitchen	13'0 x 11'0			x			x
Main	Eating Area	13' x 11'0			x			x
Main	Family Room	22'0 x 18'0			x			x
Above	Master Bedroom	17'0 x 13'0			x			x
Above	Bedroom	13'0 x 11'0			x			x
Above	Bedroom	11'0 x 11'0			x			x
Above	Bedroom	11'0 x 11'0			x			x
Above	Playroom	19'0 x 19'0			x			x

Finished Floor (Main): <b>1,774</b> Finished Floor (Above): <b>1,618</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>3,392 sq. ft.</b>	# of Rooms: <b>10</b> # of Kitchens: <b>1</b> # of Levels: <b>2</b> Suite: Crawl/Bsmt. Height: Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b> Basement: <b>None</b>	<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>5</td><td>Yes</td></tr> <tr><td>3</td><td>Above</td><td>5</td><td>Yes</td></tr> <tr><td>4</td><td>Above</td><td>4</td><td>No</td></tr> <tr><td>5</td><td></td><td></td><td></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	5	Yes	3	Above	5	Yes	4	Above	4	No	5				6				7				8				Outbuildings Barn: Workshop/Shed: Pool: <b>Outdoor</b> Garage Sz: Door Height:
Bath	Floor	# of Pieces	Ensuite?																																				
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6																																							
7																																							
8																																							

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

**Calling all families. This 5 bedroom 2 level home is located on a private 12,000 sq.ft. lot on a quiet cul-de-sac in Cedardale. Main floor features separate living, living, dining and newer kitchen w/ connecting family room. Upstairs is perfect for family with 4 spacious bedrooms and oversized playroom with vaulted ceilings and second staircase great for home office or artists studio as well. The completely flat lot has lots of flat lawn for kids to play and an outdoor swimming pool with new concrete patios. Perfectly located within minutes of Park Royal and Lions Gate Bridge and Ecole Cedardale one of the top rated schools in B.C. What a great home for your family.**