



Presented by:
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Active
R2029073
 Board: V
 House/Single Family

2750 ROSEBERY AVENUE
 West Vancouver
 Queens
 V7V 3A2

Residential Detached
\$3,098,000 (LP)
 (SP)



| | | | |
|-------------------------------------|------------------|---------------|------------------------------------|
| Sold Date: | Frontage (feet): | 125.80 | Original Price: \$3,098,000 |
| Depth / Size (ft.): | Bedrooms: | 3 | Approx. Year Built: 1956 |
| Lot Area (sq.ft.): 12,966.00 | Bathrooms: | 2 | Age: 60 |
| Flood Plain: | Full Baths: | 2 | Zoning: SFD |
| Rear Yard Exp: | Half Baths: | 0 | Gross Taxes: \$5,120.85 |
| Approval Req?: | | | For Tax Year: 2015 |
| If new, GST/HST inc?: | | | Tax Inc. Utilities?: |
| | | | P.I.D.: 009-833-552 |

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

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|--|--|--|------------------------------|
| Style of Home: 2 Storey | Total Parking: 4 | Covered Parking: 2 | Parking Access: Front |
| Construction: Frame - Wood | Parking: Carpport; Multiple | | |
| Exterior: Wood | Dist. to Public Transit: | | |
| Foundation: Concrete Perimeter | Title to Land: Freehold NonStrata | | |
| Rain Screen: | Reno. Year: | Dist. to School Bus: | |
| Renovations: | R.I. Plumbing: | Seller's Interest: Registered Owner | |
| # of Fireplaces: 3 | R.I. Fireplaces: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural, Wood | PAD Rental: | | |
| Water Supply: City/Municipal | Fixtures Leased: No | | |
| Fuel/Heating: Forced Air, Natural Gas | Fixtures Rmvd: : | | |
| Outdoor Area: Patio(s) & Deck(s) | Floor Finish: | | |
| Type of Roof: Tar & Gravel | | | |

Legal: **PL VAP9005 LT 17 BLK A DL 815 LD 36**

Amenities:
 Site Influences:
 Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main | Living Room | 18'4 x 14'1 | Below | Laundry | 11'9 x 10'7 | | | x |
| Main | Kitchen | 15'7 x 10'0 | | | x | | | x |
| Main | Dining Room | 11'5 x 10'5 | | | x | | | x |
| Main | Family Room | 15'10 x 11'1 | | | x | | | x |
| Main | Foyer | 7'7 x 5'7 | | | x | | | x |
| Main | Master Bedroom | 13'6 x 12'3 | | | x | | | x |
| Main | Walk-In Closet | 11'1 x 7'6 | | | x | | | x |
| Below | Bedroom | 11'6 x 10'0 | | | x | | | x |
| Below | Bedroom | 14' x 9' | | | x | | | |
| Below | Recreation | 17'9 x 14'2 | | | x | | | |

| | | | | | | |
|--|---------------------------------------|------|-------|-------------|-----------|----------------|
| Finished Floor (Main): 1,335 | # of Rooms: 11 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 0 | # of Kitchens: 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): 1,024 | # of Levels: 2 | 2 | Below | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): 0 | Suite: | 3 | | | | Pool: |
| Finished Floor (Total): 2,359 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| Unfinished Floor: 0 | Beds in Basement: 0 | 5 | | | | Door Height: |
| Grand Total: 2,359 sq. ft. | Beds not in Basement: 3 | 6 | | | | |
| | Basement: Full, Fully Finished | 7 | | | | |
| | | 8 | | | | |

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

Stunning Panoramic water views from this renovated 3 bedroom home with 2,300 square feet, outdoor swimming pool and 12,966 square foot of privacy. 15 trees have recently been removed from the property creating one of the most beautiful water views from this prestigious Queens Upper Dundarave location. Post and Beam post modern architecture with open plan, gently sloping driveway. Great opportunity to move into current home as is; investors can hold and rent; or build your dream home. Located within minutes of West Vancouver Secondary, Collingwood Private School, Irwin Park Elementary and Dundarave Village.