

## Presented by:

## **Tom A Hassan**

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## **R2078174** Board: V

House/Single Family

## **6510 MADRONA CRESCENT**

West Vancouver Horseshoe Bay WV V7W 2J8 Residential Detached

\$2,350,000 (LP)

(SP) M



Depth / Size (ft.):**101** 

Lot Area (sq.ft.): **9,015.00** Flood Plain:

Rear Yard Exp:

Approval Req?: If new, GST/HST inc?:

 Frontage (feet):
 90.00
 Original Price:
 \$2,350,000

 Bedrooms:
 4
 Approx. Year Built:
 1967

 Bathrooms:
 2
 Age:
 49

 Full Baths:
 2
 Zoning:
 SFD

 Full Baths:
 2
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 SFD

 Half Baths:
 0
 Gross Taxes:
 \$3,502.42

 For Tax Year:
 2015

Tax Inc. Utilities?:
P.I.D.: **009-333-371** 

Tour:

View: No:

Complex / Subdiv:

2012

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: **Other** 

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Rain Screen:

Renovations: **Completely** # of Fireplaces: **2** 

Fireplace Fuel: Wood
Water Supply: City/Municipal
Fuel/Heating: Natural Gas

Fuel/Heating: Natural Gas
Outdoor Area: Sundeck(s)
Type of Roof: Tar & Gravel

Total Parking:

Covered Parking: 2

Parking Access: Front

Dist. to School Bus:

Parking: Other

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**Seller's Interest: **Registered Owner** 

Seller's Interest: **Registere** Property Disc.: **Yes** 

Property Disc.: PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd:
Floor Finish:

Legal:

PL VAP10649 LT 8 BLK B DL 430 LD 36

Amenities:

Site Influences: Features:

Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>
Main	Living Room	12'0 x 16'0	Below	Storage	5'0 x 8'0			x
Main	Dining Room	15'0 x 18'0			x			x
Main	Kitchen	11'0 x 10'0			x			x
Main	Master Bedroom	12'0 x 12'0			x			x
Main	Family Room	11'0 x 10'0			x			x
Below	Bedroom	10'0 x 10'0			x			x
Below	Bedroom	10'0 x 10'0			x			x
Below	Bedroom	10'0 x 10'0			x			x
Below	Storage	6'0 x 5'0			x			
Below	Laundry	8'0 x 10'0			X			

Finished Floor (Main):	1,300	# of Rooms:11		<u>Bath</u>	Floor	# of Pieces	Ensuite?	<u>Outbuildings</u>
Finished Floor (Above):	0	# of Kitchens: 1		1	Main	3	No	Barn:
Finished Floor (Below):	800	# of Levels: 2		2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0_	Suite:		3				Pool:
Finished Floor (Total):	2,100 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement:4	5				Door Height:
Unfinished Floor:	194	Basement: Part		6				
Grand Total:	2,294 sq. ft.			7				
				8				

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

Fred Hollingsworth Barry Downs Post Modern Architectural Masterpiece. Completely renovated with 3 bedrooms. This unique home has been authentically renovated to complement the style of two of Western Canada's most significant architects during the 1960s. Two storey high living room, completely renovated kitchen overlooking your private Stanley Park gardens. Custom wood mill work, seamless glass corner windows, large overhang roof line, wood windows, hardwood floors. Professional landscaped yard and gardens. Private lane gives you a perfect short cut to walk down to Horseshoe Bay.