

Presented by:  
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West Vancouver, Ambleside MLS# V1055256 Residential Detached  
**2062 WESTDEAN CR, V7V 3Z9** **Active**



List Price: \$2,988,000

Complex/Subdiv: AMBLESIDE

Frontage:	Bedrooms:	4	PID:	012-570-991
Depth/Size:	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt: 25600.00	Full Baths:	3	Approx Yr Blt:	1989
Rear Yard Exp: N	Half Baths:	1	Age at List Date:	25
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$7,927 (2013)
Flood Plain:	Zoning:	SFD		

View:  
 Serv. Connected: Community, Electricity, Natural Gas, Storm Sewer, Water

Style of Home:	2 Storey	Total Parking:	3	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco, Stone				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Wood			Dist to School Bus:	
Renovations:	Partly	Reno Year:	2012	Possession:	
Flooring:	Hardwood, Mixed	Title to Land:	Freehold NonStrata	Seller's Interest:	Registered Owner
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Hot Water, Natural Gas				
No. of Fireplaces:	2	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 VAP22027 LT E DL 1088 LD 36 GROUP 1, RP19278 EP19591.  
 Amenities:  
 Site Influences: Recreation Nearby, Private Yard, Private Setting  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	18'11 X 13'11	Above	Master Bedroom	18'4 X 16'6			X
Main F.	Living Room	19'11 X 19'4	Above	Bedroom	21'1 X 18'8			X
Main F.	Dining	19'4 X 13'7	Above	Bedroom	12'0 X 19'9			X
Main F.	Kitchen	18' X 16'3	Above	Bedroom	19'9 X 16'2			X
Main F.	Family Room	15'11 X 13'4			X			X
Main F.	Office	18'4 X 16'			X			X
Main F.	Laundry	12'3 X 6'6			X			X
Main F.	Recreation Room	22' X 13'11			X			X
Main F.	Storage	17'5 X 7'0			X			
Main F.	Solarium	14' X 12'0			X			

Floor Area (SqFt):			Bathrooms		
Main Floor Area SqFt:	2,833	Total # Rooms:	14	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	2,146	# Kitchens:	1	2	5 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	Finished Levels:	2	3	2 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	6 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	4,979	Basement Area:	Crawl	5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	4,979			8	

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

Proven in Ambleside. This extraordinary .6 acre (25,600 sqft) private country estate is one of a kind in this prime location within blocks to West Van Secondary and WV Recreation Centre. Enter the winding cobblestone driveway and you have reached your private sanctuary. Custom built, 5000 sqft 5 bdrm home, grand 2 storey entrance w/ open staircase. Features 4 spacious bdrms up, separate nanny quarters, gourmet countrystyle kitchen w/ connecting family room, main floor media room and office, granite on exterior, garden conservatory. Many updates including new bathrooms, stainless steel appliances. This grand French Manor estate is irreplaceable and you will fall in love with the privacy, creekside setting and English gardens.