					I LePage S Phone: 6 www.tor	ented by: A Hassa Sussex-Tom Ha 504-809-9777 mhassan.com an@gmail.com							
Active R2207862 Board: V					2550 QUEENS AVENUE					Residential Detached			
					West Vancouver Queens					\$4,888,000 (LP)			
House/Single	Family					V 2Y8						(SP) M	
				Sold D	)ate:		Fronta	ge (feet):	83.0	<b>00</b> Origina	al Price: <b>\$</b> 4	4,888,000	
				and the second se	Type:	Feet	Bedroo	oms:	5	Approx	K. Year Buil		
					/ Size:	154	Bathro		2	Age:		59	
						: 12,008.00	Full Ba		2	Zoning		SFD	
		and maken	and asheen	Flood			Half Ba	aths:	0	Gross		\$9,425.00	
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			Contraction of the local sector of the local s		il Apprv?:						c. Utilities?		
MR C	The state of	AND I WANT		It new	I, GST/HS	I INC?:					009-541-		
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					ex / Subd	iv: ted: <b>Electrici</b>	tv. Natura	al Gae Sa	nitary	Sewer Wa	ter		
							cy, Natula		inital y	Sewel, Wa			
Construction:	Rancher/Bungal Frame - Wood	low w/Bsm	nt.			Total Parking: <b>4</b> Parking: <b>Carpo</b>		d Parking: e	<b>2</b> Pa	rking Access:	Front		
xterior: oundation: ain Screen:	dation: Concrete Perimeter Screen: Reno. Year:				Dist. to Public Transit: <b>1 block</b> Dist. to School Bus: Title to Land: <b>Freehold NonStrata</b>								
enovations:			R.I. Plum			Due a esta : Die e	Vaa						
# of Fireplaces: Fireplace Fuel:			R.I. Firepl	aces:		Property Disc.: PAD Rental:	res						
	City/Municipal					Fixtures Leased	No:						
	man in a state state	ral Gas				Fixtures Rmvd: Floor Finish:	:						
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Listing Broker(s): Royal LePage Sussex-Tom Hassan

One of Vancouver's Top 5 Views! West Van signature property with world class close-in totally unobstructed panoramic views of Vancouver's most photographed scenery- Mount Baker, the entire LG Bridge-,downtown skyline, Stanley Park and English Bay. Located in sought after Dundarave Queens, gently sloping 12,008 sq.ft. lot is truly one of the most amazing properties. Well maintained 2800 sq.ft. bungalow style 4 bdrm home has two levels and walk-out basement to outdoor swimming pool and oversized flat grass yard, south-side lane access, complete privacy. Located on south side of street with 83 ft. frontage facing the view, no wires and views from all levels. Buyers will appreciate the Chartwell-British Properties type view below the snow line and highway. Investors, renovate or builders.