



Presented by:  
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**Active**  
**R2207862**  
 Board: V  
 House/Single Family

**2550 QUEENS AVENUE**  
 West Vancouver  
 Queens  
 V7V 2Y8

Residential Detached  
**\$4,888,000** (LP)  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **83.00** Original Price: **\$4,888,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1958**  
 Depth / Size: **154** Bathrooms: **2** Age: **59**  
 Lot Area (sq.ft.): **12,008.00** Full Baths: **2** Zoning: **SFD**  
 Flood Plain: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$9,425.00**  
 Rear Yard Exp: \_\_\_\_\_ Council Apprv?: \_\_\_\_\_ For Tax Year: **2016**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **009-541-381**  
 Tour: **Virtual Tour URL**

View: **Yes: Top 5 View in Vancouver.**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>Rancher/Bungalow w/Bsmt.</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: _____ Renovations: _____ # of Fireplaces: <b>2</b> Fireplace Fuel: <b>Wood</b> Water Supply: <b>City/Municipal</b> Fuel/Heating: <b>Forced Air, Natural Gas</b> Outdoor Area: <b>Patio(s) &amp; Deck(s)</b> Type of Roof: <b>Other</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Carport; Multiple</b> Dist. to Public Transit: <b>1 block</b> Dist. to School Bus: _____ Title to Land: <b>Freehold NonStrata</b> Property Disc.: <b>Yes</b> PAD Rental: _____ Fixtures Leased: <b>No</b> : Fixtures Rmvd: _____ : Floor Finish: _____
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Legal: **PL VAP9983 LT 1 BLK 2 DL 815 LD 36 \*\*UCR 06/22/17\*\***

Amenities: **Garden, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Living Room</b>	<b>20'7 x 15'1</b>	<b>Below</b>	<b>Bedroom</b>	<b>12'5 x 10'6</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>11'9 x 9'7</b>	<b>Below</b>	<b>Recreation</b>	<b>21'4 x 14'6</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>12'5 x 9'8</b>	<b>Below</b>	<b>Utility</b>	<b>21'3 x 18'0</b>			<b>x</b>
<b>Main</b>	<b>Eating Area</b>	<b>10'1 x 7'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Family Room</b>	<b>18'7 x 11'7</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Foyer</b>	<b>11'7 x 5'9</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Master Bedroom</b>	<b>14'9 x 11'8</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9'1 x 9'3</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>12'7 x 9'6</b>			<b>x</b>			<b>x</b>
<b>Below</b>	<b>Bedroom</b>	<b>10'0' x 11'5</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>1,876</b> Finished Floor (Above): <b>0</b> Finished Floor (Below): <b>1,171</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>3,047 sq. ft.</b>	# of Rooms: <b>13</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>5</b> Basement: <b>Full</b>	Bath 1 <b>Main</b> <b>4</b> <b>No</b> 2 <b>Below</b> <b>4</b> <b>No</b> 3 4 5 6 7 8	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
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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 Dunderave 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.**