

Presented by:
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West Vancouver, Horseshoe Bay WV Residential Detached
6465 WELLINGTON AV, V7W 2H7 **MLS# V1099340** **Active**



List Price: \$1,895,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	014-048-574
Depth/Size:	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt: 20789.00	Full Baths:	2	Approx Yr Blt:	1950
Rear Yard Exp:	Half Baths:	0	Age at List Date:	65
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$4,435 (2014)
Flood Plain:	Zoning:	RS4		

View:
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: 2 Storey	Total Parking:	Covered Parking:	2
Construction: Frame - Wood	Parking Access:		
Foundation: Concrete Perimeter	Parking Facilities:	Add. Parking Avail.	
Exterior: Wood			
Rainscreen:	R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:
Type of Roof: Asphalt	Reno Year: 1972	Possession:	
Renovations: Addition		Title to Land: Freehold NonStrata	
Flooring:		Seller's Interest: Registered Owner	
Water Supply: City/Municipal		Mortgage Info: \$0	
Heat/Fuel: Other			
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y	
Fireplace Fuel: Other		Out Buildings:	
Outdoor Area: None			
Pad Rental:			
Fixtures Leas: N			
Fixt Removed:			

Legal: PL VAP2103 LT 7 BLK 40 DL 430 LD 36 PID:014-048-604/281 30, BLOCK 40, PLAN VAP2103, DISTRICTLOT 430

Amenities:

Site Influences: Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 18'			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Kitchen	10' X 10'			X			X
Main F.	Master Bedroom	12' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Below	Recreation Room	19' X 18'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,350	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 1,200	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,550	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,550		8

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

Builder Alert! Three legal lots all with separate PIDs. House is livable, however value is in the land. Within the beautiful area of Horseshoe Bay, these properties are within walking distance to the best parks, beaches, schools & recreation that West Van has to offer!