



Presented by:  
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**Active**  
**R2268783**  
 Board: V  
 House/Single Family

**1849 22ND STREET**  
 West Vancouver  
 Queens  
 V7V 4E6

Residential Detached  
**\$4,295,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): **66.27** Original Price: **\$4,498,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2017**  
 Depth / Size: **124.15 x** Bathrooms: **6** Age: **1**  
 Lot Area (sq.ft.): **8,200.80** Full Baths: **5** Zoning: **SFD**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$0.00**  
 Rear Yard Exp: **West** For Tax Year:  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **014-102-366**  
 Tour: **Virtual Tour URL**

View: **Yes: Ocean, City & Bridge**  
 Complex / Subdiv: **Dundarave Queens**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Other**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT 21, BLOCK 4, EAST 1/2 OF DL 783 PLAN 2020 \*\*UCR 09/19/17\*\***

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 8'	Above	Bedroom	12'7 x 13'9	Below	Bedroom	12'6 x 11'6
Main	Living Room	15' x 17'3	Above	Walk-In Closet	5'2 x 5'2	Below	Bedroom	11'5 x 12'7
Main	Dining Room	13'9 x 12'3	Above	Bedroom	12'6 x 11'8			x
Main	Family Room	16' x 11'6	Above	Laundry	5'10 x 5'10			x
Main	Kitchen	10'10 x 16'	Below	Media Room	21'6 x 15'2			x
Main	Wok Kitchen	8' x 8'	Below	Recreation	15' x 12'9			x
Main	Eating Area	11' x 7'	Below	Kitchen	7'10 x 10'2			x
Main	Office	12' x 12'6	Below	Bar Room	5' x 3'9			x
Above	Master Bedroom	15'9 x 15'	Below	Wine Room	4'8 x 5'			
Above	Walk-In Closet	7'3 x 11'2	Below	Utility	9'2 x 5'2			

Finished Floor (Main):	<b>1,620</b>	# of Rooms:	<b>22</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>2</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>1,223</b>	# of Kitchens:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:				Workshop/Shed:
Finished Floor (Below):	<b>1,391</b>	# of Levels:	<b>3</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:				Garage Sz:
Finished Floor (Basement):	<b>0</b>	Suite:		4	<b>Above</b>	<b>4</b>	<b>Yes</b>	Door Height:				
Finished Floor (Total):	<b>4,234 sq. ft.</b>	Crawl/Bsmt. Height:		5	<b>Below</b>	<b>4</b>	<b>Yes</b>					
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	6	<b>Below</b>	<b>4</b>	<b>No</b>					
Grand Total:	<b>4,234 sq. ft.</b>	Beds not in Basement:	<b>5</b>	7								
		Basement:	<b>Fully Finished</b>	8								

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

**Brand new luxury home built by respected builder- Paramax Homes. This 5 bedroom home is located in prime Dundarave Queens neighbourhood and features views of Lions Gate Bridge, downtown, harbour and Vancouver Island. Top of the line finishings including elevator, Air-Conditioning, radiant in-floor heating. Main floor: living, dining, kitchen, family room and den opening to level west facing backyard. Upstairs: 3 ensuite bedrooms, MBdrm suite w/ WI closet, 4 Seasons style ensuite w/ views of LG bridge. Lower floor: 1 bdrm in-law accommodation, media room and attached 2 car garage. Inter-lock brick driveway, 2 laundry, 3 F/p, Wok kitchen, 5 full bthrms. Located within walking distance to WV Secondary School, WV Rec Centre. 2-5-10 Home Warranty. Completely finished ready for occupancy.**