Presented by:

Tom Hassan

Royal Le Page Sussex - Tom Hassan Phone: 604-925-2911 Cell: 604-809-9777

Email: tom@tomhassan.com

MLS# V1142518

Website: www.tomhassan.com

			1	ot Drice	¢0.500.0	0.0					
			LI	st Price:	\$2,598,0	00					
		1.0	Co	omplex/Subdiv	v:						
		1	Fr	ontage:		Bedrooms:		3	PID:	009-833-528	3
			- CAR - 1	epth/Size:		Bathrooms:		0	Type:	House/Single	Famil
	1 X X 1 1	the second		ot Area SqFt:	17805.00) Full Baths:		0	Approx Yr Blt:	1956	
		Mr. 11	and the second	ear Yard Exp:	1,000101	Half Baths:		0	Age at List Date:		
			267 ×	eas Type:	Feet	If New GST/H	ST Incl	0	Taxes:	\$5,695 (201)	5)
2 31		The last		ood Plain:		Zoning:	or men	SFD		\$0,070 (201)	0)
		18		iew: erv. Connecte	Y - Ocean d: Electricity	View 7, Natural Gas, Sa	nitary S	Sewer,	Water		
Style of Home:	2 Storey					Total Parking:			Covered Par	king	
Construction:	Frame - Wo	bod				Parking Access:			Sovereu Fai	ining.	
Foundation:	Other	554				Parking Facilities:	Othe	r			
Exterior:	Other					r arking racinties.	one				
Rainscreen:	Unel		D.	/I Dlumbing		Dist to Public Trans:			Dist to Schoo	nl Rus:	
	Other		R/	/I Plumbing:		Possession:				or bus.	
Type of Roof:	Utiel		D.	eno Year:		Title to Land:	Eroch		onStrata		
Renovations:			R	eno real:							
Flooring:	City/Music	inal				Seller's Interest:	0	stered	Owner		
Water Supply:	City/Munic	ipai				Mortgage Info:	\$0				
Heat/Fuel:	Other 1			/I Fireplaces:		Droporty Disalogues	V				
No. of Fireplaces:	Other		K/	T Fireplaces:		Property Disclosure:	Y				
Fireplace Fuel:		Deek(e)				Out Buildings:					
Outdoor Area:	Patio(s) &	Deck(S)									
Pad Rental:	N										
Pad Rental: Fixtures Leas Fixt Removed: Legal:	N PL VAP900		BLK A	DL 815 LD	36 GROUP 1	, OF LOT 3.					
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences:			BLK A	DL 815 LD	36 GROUP 1	, OF LOT 3.					
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl:	PL VAP900	05 LT 16						Floor	Туре	Dimensior	15
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl:	PL VAP900	D5 LT 16		DL 815 LD Floor Below	36 GROUP 1 <u>Type</u> Bedroom	, OF LOT 3. Dimensions 12'5 X		Floor	<u>Туре</u>	<u>Dimensior</u> X	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Feoor <u>Type</u> Main F. Foye	PL VAP900	05 LT 16	ons	Floor	Туре	Dimensions	14'9	Floor	Туре		
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Feoor <u>Type</u> Main F. Foye Main F. Livin	PL VAP900 r g Room	05 LT 16	<u>ons</u> X 14'9	<u>Floor</u> Below	<u>Type</u> Bedroom	Dimensions 12'5 X	14'9 6'0	Floor	Туре	X	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Filoor <u>Type</u> Main F. Foye Main F. Livin Main F. Dinin	PL VAP900 r g Room	05 LT 16	<u>ons</u> X 14'9 X 15'11	<u>Floor</u> Below Below	<u>Type</u> Bedroom Mud Room Den	Dimensions 12'5 X 10'0 X	14'9 6'0 12'8	Floor	<u>Туре</u>	X X	_
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Livin Main F. Dinin	PL VAP900 r g Room	Dimensii 6'3 20' 11'5 11'5	ons X 14'9 X 15'11 X 20'9	<u>Floor</u> Below Below Below	<u>Type</u> Bedroom Mud Room	Dimensions 12'5 X 10'0 X 10'3 X	14'9 6'0 12'8 7'3	Floor	Туре	X X X	_
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Feloor <u>Type</u> Main F. Foye Main F. Livin Main F. Livin Main F. Kitch	PL VAP900 r g Room g	Dimensia 6'3 20' 11'5 11'5 11'2	<u>ons</u> X 14'9 X 15'11 X 20'9 X 11'0	<u>Floor</u> Below Below Below Below	<u>Type</u> Bedroom Mud Room Den Storage	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X	14'9 6'0 12'8 7'3 8'5	Floor	Туре	X X X X X	_
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Foye Main F. Livin Main F. Kitch Main F. Katir Main F. Katir	PL VAP900 r g Room g en ng Area	Dimensi 6'3 20' 11'5 11'5 11'2 12'4	<u>ons</u> X 14'9 X 15'11 X 20'9 X 11'0 X 14'8	Floor Below Below Below Below Below	<u>Type</u> Bedroom Mud Room Den Storage Flex Room	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X	14'9 6'0 12'8 7'3 8'5	Floor	<u>Туре</u>	X X X X X X	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Livin Main F. Livin Main F. Kitch Main F. Mast Main F. Walk	PL VAP900 r g Room ig ien ng Area er Bedroom	Dimension 6'3 20' 11'5 11'5 11'2 12'4 8'11	<u>ons</u> X 14'9 X 15'11 X 20'9 X 11'0 X 14'8 X 18'	Floor Below Below Below Below Below	<u>Type</u> Bedroom Mud Room Den Storage Flex Room	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X	14'9 6'0 12'8 7'3 8'5	Floor	<u>Түре</u>	X X X X X X X	_
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Livin Main F. Livin Main F. Kitch Main F. Mast Main F. Walk	PL VAP900 r g Room g en ng Area er Bedroom -In Closet Iy Room	Dimension 05 LT 16 0'3 20' 11'5 11'5 11'2 12'4 8'11 18'6	ons X 14'9 X 15'11 X 20'9 X 11'0 X 14'8 X 18' X 8'5	Floor Below Below Below Below Below	<u>Type</u> Bedroom Mud Room Den Storage Flex Room	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 9'0 X 11'5 X X	14'9 6'0 12'8 7'3 8'5	Floor_	Туре	X X X X X X X X	_
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Livin Main F. Kitch Main F. Mast Main F. Walk Main F. Walk Main F. Laun	PL VAP900 r g Room ig en g Area er Bedroom -In Closet ly Room dry	Dimension 05 LT 16 0'3 20' 11'5 11'2 12'4 8'11 18'6 7'7	ons X 14'9 X 15'11 X 20'9 X 11'0 X 14'8 X 18' X 18' X 8'5 X 20'7	Floor Below Below Below Below Below	<u>Type</u> Bedroom Mud Room Den Storage Flex Room	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X	14'9 6'0 12'8 7'3 8'5	<u>Floor</u>	<u>Type</u>	X X X X X X X X	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Livin Main F. Livin Main F. Kitch Main F. Katir Main F. Walk Main F. Laun Below Bedr Floor Area (SqF	PL VAP900 r g Room g en er Bedroom -In Closet ly Room dry oom t):	Dimension 6'3 20' 11'5 11'5 11'2 12'4 8'11 18'6 7'7 12'4	ons X 14'9 X 15'11 X 20'9 X 11'8 X 14'8 X 18' X 8'5 X 20'7 X 5'9 X 14'9	Floor Below Below Below Below Below	Type Bedroom Mud Room Den Storage Flex Room Flex Room	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X X X	14'9 6'0 12'8 7'3 8'5 8'5 8'0	Bathro	oms_	x x x x x x x x x x x	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Livin Main F. Livin Main F. Kitch Main F. Mast Main F. Walk Main F. Walk Main F. Laun Below Bedr Floor Area (SqF Main Floor Area So	PL VAP900 r g Room g en Bedroom er Bedroom -In Closet ly Room dry oom t): gFt: 2	Dimensio 6'3 20' 11'5 11'5 11'2 12'4 8'11 18'6 7'7 12'4 2,025	ons X 14'9 X 15'11 X 20'9 X 11'0 X 18' X 18' X 18' X 18' X 8'5 X 20'7 X 5'9 X 14'9	Floor Below Below Below Below Below Below	Type Bedroom Mud Room Den Storage Flex Room Flex Room	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X X X	14'9 6'0 12'8 7'3 8'5 8'0	Bathro 1 0 Pio	oms_ ece; Ensuite: Y;	X X X X X X X Level: Main F.	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Fatures Incl: Floor Type Main F. Foye Main F. Livin Main F. Livin Main F. Livin Main F. Kitch Main F. Matk Main F. Walk Main F. Laun Below Bedre Floor Area (SqF Main Floor Area Sof Finished Floor Up S	PL VAP900 r g Room g en bedroom -In Closet Iy Room dry oom t): qFt: 2 SqFt: 2	Dimensio 6'3 20' 11'5 11'2 12'4 8'11 18'6 7'7 12'4 2,025 0	ons X 14'9 X 15'11 X 20'9 X 11'0 X 18' X 18' X 18' X 8'5 X 20'7 X 5'9 X 14'9	Floor Below Below Below Below Below Total # Room	Type Bedroom Mud Room Den Storage Flex Room Flex Room S: 16 1	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X X X	14'9 6'0 12'8 7'3 8'5 8'0	Bathro 1 O Pio 2 ; En:	oms_ ece; Ensuite: Y; suite: N; Level: N	X X X X X X Level: Main F. Jain F.	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Fatures Incl: Floor Type Main F. Foye Main F. Livin Main F. Livin Main F. Kitch Main F. Kitch Main F. Katin Main F. Katin Main F. Laun Below Bedr Floor Area (SqF Main Floor Area Sof Finished Floor Dow	PL VAP900 r g Room g Room g Rea er Bedroom -In Closet ly Room dry oom <u>t):</u> 1Ft: 2 SqFt: 2	Dimensio 6'3 20' 11'5 11'2 12'4 8'11 18'6 7'7 12'4 2,025 0 ,335	ons X 14'9 X 15'11 X 20'9 X 11'0 X 14'8 X 14'8 X 14'8 X 8'5 X 20'7 X 5'9 X 14'9	Floor Below Below Below Below Below Total # Room: # Kitchens: Finished Level	Type Bedroom Mud Room Den Storage Flex Room Flex Room S: 16 1 s: 2	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X X X	14'9 6'0 12'8 7'3 8'5 8'0	Bathro 1 O Pio 2 ; En:	oms_ ece; Ensuite: Y;	X X X X X X Level: Main F. Jain F.	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Fatures Incl: Floor Type Main F. Foye Main F. Livin Main F. Livin Main F. Livin Main F. Kitch Main F. Kitch Main F. Kaun Main F. Laun Below Bedr Floor Area (SqF Main Floor Area S Finished Floor Dow Finished Floor Dow	PL VAP900 r g Room g Room g Rea er Bedroom -In Closet ly Room dry oom <u>t):</u> qFt: 2 SqFt: 2 yn: 1 tt SqFt: 1	Dimensio 6'3 20' 11'5 11'5 11'2 12'4 8'11 18'6 7'7 12'4 2,025 0 ,335 0	ons X 14'9 X 15'11 X 20'9 X 11'0 X 14'8 X 14'8 X 14'8 X 20'7 X 5'9 X 14'9	Floor Below Below Below Below Below Total # Room: # Kitchens: Finished Level Crawl/Bsmt Ho	Type Bedroom Mud Room Den Storage Flex Room Flex Room s: 16 1 s: 2 eight:	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X X X X	14'9 6'0 12'8 7'3 8'5 8'0	Bathro 1 0 Pi 2 ; En: 3 ; En: 4	<u>oms</u> ece; Ensuite: Y; suite: N; Level: N	X X X X X X Level: Main F. Jain F.	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Fatures Incl: Floor Type Main F. Foye Main F. Livin Main F. Livin Main F. Livin Main F. Kitch Main F. Kitch Main F. Kaun Main F. Laun Below Bedr Floor Area (SqF Main Floor Area S Finished Floor Dow Finished Floor Dow	PL VAP900 r g Room g Room g Rea er Bedroom -In Closet ly Room dry oom <u>t):</u> qFt: 2 SqFt: 2 yn: 1 tt SqFt: 1	Dimensio 6'3 20' 11'5 11'2 12'4 8'11 18'6 7'7 12'4 2,025 0 ,335	ons X 14'9 X 15'11 X 20'9 X 11'0 X 14'8 X 14'8 X 14'8 X 20'7 X 5'9 X 14'9	Floor Below Below Below Below Below Total # Room: # Kitchens: Finished Level	Type Bedroom Mud Room Den Storage Flex Room Flex Room s: 16 1 s: 2 eight:	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X X X	14'9 6'0 12'8 7'3 8'5 8'0	Bathro 1 O Pio 2 ; En:	<u>oms</u> ece; Ensuite: Y; suite: N; Level: N	X X X X X X Level: Main F. Jain F.	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Livin Main F. Livin Main F. Livin Main F. Kitch Main F. Kitch Main F. Kast Main F. Laun Below Bedr Floor Area (SqF Main Floor Area So Finished Floor Dow Finished Floor Dow Finished Floor Dow Finished Floor Dow Finished Floor Dow Finished Floor Dow Finished Floor Dow	PL VAP900 r g Room g Room g Rea er Bedroom -In Closet ly Room dry oom <u>t):</u> qFt: 2 SqFt: 2 yn: 1 tt SqFt: 1	Dimensio 6'3 20' 11'5 11'5 11'2 12'4 8'11 18'6 7'7 12'4 2,025 0 ,335 0	ons X 14'9 X 15'11 X 20'9 X 11'0 X 14'8 X 18' X 8'5 X 20'7 X 5'9 X 14'9	Floor Below Below Below Below Below Total # Room: # Kitchens: Finished Level Crawl/Bsmt Ho	Type Bedroom Mud Room Den Storage Flex Room Flex Room s: 16 1 s: 2 eight:	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X X X X	14'9 6'0 12'8 7'3 8'5 8'0	Bathro 1 O Pi 2 ; En: 3 ; En: 4	<u>oms</u> ece; Ensuite: Y; suite: N; Level: N	X X X X X X Level: Main F. Jain F.	
Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Floor <u>Type</u> Main F. Foye Main F. Livin Main F. Kitch Main F. Mast Main F. Walk Main F. Walk	PL VAP900 r g Room g en ng Area er Bedroom -In Closet ly Room dry oom <u>t):</u> qFt: 2 SqFt: 2 SqFt: 2 rs SqFt: 3	Dimensi 6'3 20' 11'5 11'5 11'2 12'4 8'11 18'6 7'7 12'4 2,025 0 ,335 0 3,360	ons X 14'9 X 15'11 X 20'9 X 11'0 X 14'8 X 18' X 8'5 X 20'7 X 5'9 X 14'9	Floor Below Below Below Below Below Below Total # Room # Kitchens: Finished Level Crawl/Bsmt H Basement Are	Type Bedroom Mud Room Den Storage Flex Room Flex Room s: 16 1 s: 2 eight:	Dimensions 12'5 X 10'0 X 10'3 X 9'0 X 9'0 X 11'5 X X X X X X	14'9 6'0 12'8 7'3 8'5 8'0	Bathro 1 O Pie 2 ; En: 3 ; En: 4 5	<u>oms</u> ece; Ensuite: Y; suite: N; Level: N	X X X X X X Level: Main F. Jain F.	_

Once in a lifetime opportunity to purchase 2 side by side homes in upper Dundarave-Queens. 2740 Rosebery features 17,800 lot, 3,600 sq.ft. homewith panoramic views and pool. 2750 Rosebery is a renovated 3 bedroom home on 12,000 sq.ftlot with q.rt. swimming pool. Renovate or build new or join bothproperties to create 30,000 sq.ft. estate.

West Vancouver, Queens

Residential Detached