



Presented by:
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Active
R2259848
 Board: V
 House/Single Family

5686 KEITH ROAD
 West Vancouver
 Eagle Harbour
 V7W 2N5

Residential Detached
\$1,990,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **156 IRR**
 Lot Area (sq.ft.): **12,633.00**
 Flood Plain:
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **72.00**
 Bedrooms: **3**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**

Original Price: **\$1,990,000**
 Approx. Year Built: **1966**
 Age: **52**
 Zoning: **SFD**
 Gross Taxes: **\$4,250.83**
 For Tax Year: **2017**
 Tax Inc. Utilities?:
 P.I.D.: **009-154-442**
 Tour:

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP11697 LT D BLK K DL 879 LD 36. GROUP 1.**

Amenities:
 Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	19' x 13'	Below	Den	12' x 10'			x
Above	Dining Room	11' x 10'	Below	Laundry	11' x 10'			x
Above	Kitchen	15' x 10'			x			x
Above	Eating Area	9' x 8'			x			x
Above	Solarium	12' x 6'			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
Below	Foyer	13' x 10'			x			x
Below	Recreation	25' x 14'			x			x

Finished Floor (Main): 1,400	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Above	4	No	
Finished Floor (Below): 1,000	# of Levels: 2	2	Above	3	Yes	Barn:
Finished Floor (Basement): 0	Suite:	3	Below	2	No	Workshop/Shed:
Finished Floor (Total): 2,400 sq. ft.	Crawl/Bsmt. Height:	4				Pool:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 3	5				Garage Sz:
Grand Total: 2,400 sq. ft.	Basement: Full, Fully Finished	6				Door Height:
		7				
		8				

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

Calling all Families! This Eagle Harbour 3 bedroom home is located on a quiet cul-de-sac across the street from one of the best family parks in West Vancouver- Park Verdun. Enjoy tennis and street hockey courts, playground, trails and 1 block to Eagle Harbour Elementary School. Well maintained home with functional floorplan w/ 3 bedrooms on one level. Master bedroom w/ ensuite and walk-out french doors to gardens. Property fronts 2 streets for added privacy. A short trail takes you to Eagle Harbour beach. A short drive will take you to Caulfeild Shopping Centre, Rockridge Secondary School, Gleneagles Golf Course and Recreation Centre and the West Van Yacht Club. This is a lifestyle you and your family will enjoy for many years. Allow time for showings as tenanted.