



Presented by:
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Active **93 BONNYMUIR DRIVE** Residential Detached
R2801173 West Vancouver **\$2,650,000** (LP)
 Board: V Glenmore (SP)
 House/Single Family V7S 1L3



Sold Date: If new, GST/HST inc?: Original Price: **\$2,650,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1956**
 Frontage(feet): **80.00** Bathrooms: **2** Age: **67**
 Frontage(metres): **24.38** Full Baths: **2** Zoning: **SFD**
 Depth / Size: **151x 80x141** Half Baths: **0** Gross Taxes: **\$0.00**
 Lot Area (sq.ft.): **11,704.00** Rear Yard Exp: For Tax Year:
 Lot Area (acres): **0.27** P.I.D.: **009-679-430** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: City and Harbour Mountain**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow** Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Carport; Multiple**
 Exterior: **Brick, Wood** Driveway Finish:
 Foundation: **Concrete Slab** Dist. to Public Transit: **1 block** Dist. to School Bus: **3 blocks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: **Completely** Reno. Year: **2012** Property Disc.: **Yes**
 # of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
 Fireplace Fuel: **Propane Gas** Metered Water: **Yes**
 Fuel/Heating: **Hot Water, Radiant** R.I. Plumbing: Fixtures Rmvd: **No** :
 Outdoor Area: **Patio(s)** Floor Finish: **Wall/Wall/Mixed**
 Type of Roof: **Torch-On**

Legal: **PL 9352 LT 3 BLK 8 LD 36 DISTRICT LOT 603/806, GROUP 1.**

Amenities:
 Site Influences: **Golf Course Nearby, Private Setting, Private Yard**
 Features:

Finished Floor (Main):	2,264	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'5 x 15'10			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'6 x 20'			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	11'4 x 15'10			x	Main 6
Finished Floor (Basement):	0	Main	Family Room	21'6 x 11'6			x	
Finished Floor (Total):	2,264sq. ft.	Main	Primary Bedroom	11'2 x 17'7			x	
Unfinished Floor:	0	Main	Bedroom	11'6 x 15'6			x	
Grand Total:	2,264sq. ft.	Main	Bedroom	11'6 x 10'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'6 x 11'6			x	
		Main	Storage	4'2 x 3'6			x	
		Main	Foyer	6'1 x 5'2			x	
		Main	Library	11'6 x 11'6			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

Bob Lewis Award Winning Braun Residence. Lewis Construction + Robert Legingham designed masterpiece restored and modernized to perfection. Featured in the Survey of Significant Architecture in West Vancouver Register. In 1956, The Parade of Homes was a "Street of Dreams" showcase of brand new homes demonstrating modern innovations of the post-war era. Competing builders built homes on Bonnymuir and the Braun Residence emulated post and beam style with concern for modern lifestyles. Elegantly simplistic this home shows restraint and sophistication skewed on its lot to take full advantage of the city view and privacy on the 11,200 square foot flat lot. Exposed beams, floor to ceiling windows, skylights, exposed brick walls, private pool+hot tub. terraced gardens, 2 sheds.This is a must see