



Presented by:  
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**Active** Residential Detached  
**R2414326** **\$2,795,000** (LP)  
 Board: V (SP)   
 House with Acreage **716 PARKSIDE ROAD**  
West Vancouver  
British Properties  
V7S 1P3



Sold Date: \_\_\_\_\_ Frontage (feet): **141.00** Original Price: **\$2,795,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1952**  
 Depth / Size: \_\_\_\_\_ Bathrooms: **4** Age: **67**  
 Lot Area (sq.ft.): **25,265.00** Full Baths: **3** Zoning: **SFD**  
 Flood Plain: \_\_\_\_\_ Half Baths: **1** Gross Taxes: **\$10,131.02**  
 Rear Yard Exp: **South** For Tax Year: **2019**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **006-140-629**  
 Tour: \_\_\_\_\_  
 View: **Yes: Partial Water City View**  
 Complex / Subdiv: **British Properties**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: \_\_\_\_\_

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: \_\_\_\_\_  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Other**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** : \_\_\_\_\_  
 Fixtures Rmvd: \_\_\_\_\_ : \_\_\_\_\_  
 Floor Finish: \_\_\_\_\_

Legal: **LOT E, BLOCK 24, PLAN VAP8061, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: \_\_\_\_\_

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'1 x 19'4	Below	Bedroom	11'9 x 11'9			x
Main	Kitchen	15'10 x 13'2			x			x
Main	Dining Room	16'1 x 11'7			x			x
Main	Family Room	18'5 x 15'3			x			x
Main	Master Bedroom	18'5 x 13'8			x			x
Main	Bedroom	13'3 x 12'7			x			x
Main	Walk-In Closet	8'3 x 6'11			x			x
Below	Recreation	19' x 16'5			x			x
Below	Bedroom	11'8 x 9'7			x			x
Below	Bedroom	9'11 x 9'2			x			x

Finished Floor (Main): <b>2,449</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>1,464</b>	# of Levels: <b>2</b>	2	Main	5	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Main	6	Yes	Pool:
Finished Floor (Total): <b>3,913 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor: <b>447</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total: <b>4,360 sq. ft.</b>	Beds not in Basement: <b>5</b>	6				
	Basement: <b>Partly Finished</b>	7				
		8				

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

**British Properties Street of Dreams. Architectural mid century 5 bedroom contemporary w/ 25,265 square feet lot and 4,000 sq.ft. of living space and some city views. Live in as is- renovate- or build your dream estate as this is one of the last remaining older homes on this highly desirable street with many of British Properties finest newer homes. Over sized entertainment sized rooms, vaulted ceilings, floor to ceiling glass, skylights, hardwood floors and air-conditioning. Great family home with lots of space for kids inside and outside. Amazing 141 feet of frontage with circular driveway. Large patios, mature gardens and rolling lawns. Within minutes to Lions Gate Bridge, Hollyburn Country Club, Capilano Golf Club, Collingwood and Sentinel School. BC Assessment \$3,569,000.**