



Presented by:  
**Tom A Hassan**  
 Royal LePage Sussex-Tom Hassan  
 Phone: 604-809-9777  
 www.tomhassan.com  
 tom@tomhassan.com

**Active** **R2111256** **6252 ST. GEORGES CRESCENT** Residential Detached  
 Board: V West Vancouver **\$3,998,000 (LP)**  
 House/Single Family Gleneagles (SP) **M**  
 V7W 1Z2



Sold Date: Frontage (feet): **193.00** Original Price: **\$4,498,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2004**  
 Depth / Size: Bathrooms: **5** Age: **13**  
 Lot Area (sq.ft.): **16,177.00** Full Baths: **4** Zoning: **SFD**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,211.03**  
 Rear Yard Exp: **Southwest** For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **008-630-674**  
 Tour: **Virtual Tour URL**

View: **Yes: Ocean, Island**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Glass, Stone, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year: **2012**  
 # of Fireplaces: **4** R.I. Plumbing:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Wood**

Total Parking: **3** 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 VAP13423 LT D BLK C DL 771 LD 36**

Amenities:  
 Site Influences: **Golf Course Nearby, Marina Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 12'11	Below	Bedroom	14'5 x 13'2			x
Main	Dining Room	19'1 x 13'7	Below	Media Room	24'2 x 7'11			x
Main	Kitchen	18'2 x 14'3	Below	Wine Room	10' x 4'8			x
Main	Great Room	21'4 x 18'10	Below	Mud Room	19'10 x 8'9			x
Main	Office	13'7 x 11'5	Below	Recreation	14'11 x 12'3			x
Above	Master Bedroom	26'6 x 16'						x
Above	Walk-In Closet	9'9 x 6'10						x
Above	Bedroom	13'2 x 11'5						x
Above	Bedroom	13' x 11'8						x
Above	Bedroom	14'4 x 11'5						x

Finished Floor (Main):	<b>2,010</b>	# of Rooms:	<b>15</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>1,735</b>	# of Kitchens:	<b>1</b>	1	<b>Above</b>	<b>5</b>	<b>Yes</b>				Barn:	
Finished Floor (Below):	<b>1,537</b>	# of Levels:	<b>3</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>				Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>4</b>	<b>Yes</b>				Pool:	
Finished Floor (Total):	<b>5,282 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>4</b>	<b>Yes</b>				Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5	<b>Below</b>	<b>3</b>	<b>No</b>				Door Height:	
Grand Total:	<b>5,282 sq. ft.</b>	Basement: Full		6								
			Beds not in Basement:	7								
			<b>5</b>	8								

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

**Signature Westcoast Craftsman w/ one of the most amazing west facing views in all of West Van. Custom built by Corbett Homes a longtime favorite builder of luxury homes. 5,200 sq.ft. 5 bdrm home oozes elegance. Located on completely private 16,000 sq.ft. SW facing lot w/ ear to ear views of Howe Sound Bowen, Whytecliff Island. Attention to detail throughout w/ European craftsmanship: 4 spacious bdrms w/ stunning master suite w/ private balcony and 4 Seasons style ensuite. Main floor features open plan w/ kitchen family room combination opening up to large covered veranda w/ outdoor FP. Separate dining room, cozy home office w/ French doors opening onto private balcony. Lower floor media room, 5th bdrm, wine cellar, mudroom. Minutes to Rockridge School. Westcoast living at its finest.**