



Presented by:

# Tom Hassan

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**Active**  
**R2541801**  
Board: V  
House with Acreage

## 571 EASTCOT ROAD

West Vancouver  
British Properties  
V7S 1E5

Residential Detached

**\$2,398,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>100.00</b>	Original Price: <b>\$2,398,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1954</b>
Depth / Size: <b>191</b>	Bathrooms:	<b>2</b>	Age: <b>67</b>
Lot Area (sq.ft.): <b>20,908.00</b>	Full Baths:	<b>2</b>	Zoning: <b>RS3</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,690.93</b>
Rear Yard Exp: <b>West</b>			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>010-274-545</b>
			Tour:

View: **No** :  
 Complex / Subdiv: **British Properties**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

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

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 Metered Water: **Y**

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

Legal: **LOT 0, BLOCK 22, PLAN VAP8060, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 5'			x			x
Main	Living Room	19'11 x 13'1			x			x
Main	Dining Room	9'2 x 9'1			x			x
Main	Kitchen	11'1 x 8'7			x			x
Main	Family Room	26'8 x 13'10			x			x
Above	Master Bedroom	14'2 x 11'4			x			x
Above	Bedroom	14'10 x 11'2			x			x
Above	Bedroom	13'10 x 10'1			x			x
Below	Bedroom	13'10 x 10'1			x			x
Below	Utility	17'7 x 7'9			x			x

Finished Floor (Main): <b>1,259</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>517</b>	# of Kitchens: <b>1</b>	1	<b>Above</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>509</b>	# of Levels: <b>2</b>	2	<b>Below</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>2,285 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>Part, Partly Finished</b>	6				
Grand Total: <b>2,285 sq. ft.</b>		7				
		8				

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

**British Properties 20,098 square foot half acre completely flat lot. Located at the end of a cul-de-sac in the Lower British Properties with sunny SW exposure. Excellent opportunity to renovate this 4 bedroom home or build your dream estate as there are many luxurious custom mansions in this highly desirable BP location. Side split house with 3 bedrooms up- main features living-dining-kitchen and spacious family room and lower level 4th bedroom. Within minutes drive to Hollyburn Club-Capilano Golf Course-Collingwood and Sentinel School- Park Royal Shopping and the Lions Gate Bridge. Viewings by appointment. Do not walk property.**