



Presented by:

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Active
R2570712

Board: V
 House/Single Family

2550 QUEENS AVENUE

West Vancouver
 Queens
 V7V 2Y8

Residential Detached

\$4,588,000 (LP)

(SP)



Sold Date:	Frontage (feet):	83.00	Original Price: \$4,588,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1958
Depth / Size: 154	Bathrooms:	2	Age: 63
Lot Area (sq.ft.): 12,008.00	Full Baths:	2	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$9,425.00
Rear Yard Exp: South	Council Apprv?:		For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: 009-541-381
			Tour: Virtual Tour URL

View: **Yes: Top 5 View in Vancouver.**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

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) & Deck(s)**
 Type of Roof: **Other**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**

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

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

Legal: **PL VAP9983 LT 1 BLK 2 DL 815 LD 36 **UCR 06/22/17****

Amenities: **Garden, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'7 x 15'1	Below	Bedroom	12'5 x 10'6			x
Main	Dining Room	11'9 x 9'7	Below	Recreation	21'4 x 14'6			x
Main	Kitchen	12'5 x 9'8	Below	Utility	21'3 x 18'0			x
Main	Eating Area	10'1 x 7'8			x			x
Main	Family Room	18'7 x 11'7			x			x
Main	Foyer	11'7 x 5'9			x			x
Main	Master Bedroom	14'9 x 11'8			x			x
Main	Bedroom	9'1 x 9'3			x			x
Main	Bedroom	12'7 x 9'6			x			x
Below	Bedroom	10'0' x 11'5			x			x

Finished Floor (Main): 1,876	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 1,171	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 3,047 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 3,047 sq. ft.	Basement: Full	6				
		7				
		8				

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

One of Vancouver's Top 5 Views! West Van signature property with world class close-in totally unobstructed panoramic views of Vancouver's most photographed scenery- Mount Baker, the entire LG Bridge-,downtown skyline, Stanley Park and English Bay. Located in sought after Dunderave Queens, gently sloping 12,008 sq.ft. lot is truly one of the most amazing properties. Well maintained 3000 sq.ft. bungalow style 4 bdrm home has two levels and walk-out basement to outdoor swimming pool and oversized flat grass yard, south-side lane access, complete privacy. Located on south side of street with 83 ft. frontage facing the view, no wires and views from all levels. Buyers will appreciate the Chartwell-British Properties type view below the snow line and highway. Investors, renovate or builders.