



Presented by:  
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**Active**  
**R2502875**  
 Board: V  
 House with Acreage

**1425 28TH STREET**  
 West Vancouver  
 Altamont  
 V7V 4L8

Residential Detached  
**\$2,498,000** (LP)   
 (SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size:  
 Lot Area (sq.ft.): **29,882.00**  
 Flood Plain:  
 Rear Yard Exp: **North**  
 Council Apprv?:  
 If new, GST/HST inc?:

Frontage (feet): **269.00**  
 Bedrooms: **4**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**

Original Price: **\$2,498,000**  
 Approx. Year Built: **1955**  
 Age: **65**  
 Zoning: **SFD**  
 Gross Taxes: **\$6,037.12**  
 For Tax Year: **2020**  
 Tax Inc. Utilities?:  
 P.I.D.: **011-263-351**  
 Tour: **Virtual Tour URL**

View: **Yes: Water and City Views**  
 Complex / Subdiv: **Altamont Dundarave Village**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type:

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations: **Partly**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Wood**

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single**

Dist. to Public Transit: **1 block** Dist. to School Bus: **4 blocks**  
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **: Front Hallway Coat Rack and Shoe Shelves**  
 Floor Finish:

Legal: **LOT A, PLAN VAP4948, DISTRICT LOT 556, NEW WESTMINSTER LAND DISTRICT, (EXPL PL 4089) OF AMD LOT 53**

Amenities:  
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 13'	Above	Den	8' x 8'			x
Main	Kitchen	13'8 x 8'			x			x
Main	Eating Area	13'8 x 8'			x			x
Main	Dining Room	12' x 12'			x			x
Main	Family Room	13' x 11'			x			x
Main	Laundry	11' x 8'			x			x
Above	Master Bedroom	14' x 10'			x			x
Above	Bedroom	13' x 13'			x			x
Above	Bedroom	10' x 8'			x			x
Above	Bedroom	12' x 8'			x			x

Finished Floor (Main):	<b>1,300</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	<b>850</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	
Finished Floor (Basement):	<b>0</b>	Suite:	3				
Finished Floor (Total):	<b>2,150 sq. ft.</b>	Crawl/Bsmt. Height:	4				
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				
Grand Total:	<b>2,150 sq. ft.</b>	Basement: <b>None</b>	6				
		Beds not in Basement: <b>4</b>	7				

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

**The Best of Altamont and Dundarave! Where else in West Van can you find a 29,000 square foot private lot on a cul-de-sac 2 blocks from the waterfront. The essence of west coast living...forested park like setting with Burrard inlet city lights and close-in water views; your own private park trails to Rogers Creek- and sunny southern exposure. Well maintained traditional Cap Cod styled 4 bedroom home with english gardens- perfect for a renovation or build a new luxury home with Craig Chevalier plans -one of Western Canada's most prolific architects. Families will love the walkability from this location w/ waterfront and Dundarave Pier, Seawall and village only 2 blocks away. Added bonus is coveted West Bay Elementary and Rockridge Secondary catchment or Irwin Park, West Van schools.**