



Presented by:

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Active
R2626073

Board: V
House/Single Family

771 KENWOOD ROAD

West Vancouver
British Properties
V7S 1S7

Residential Detached

\$2,645,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,645,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1964
Frontage(feet): 115.00	Bathrooms: 4	Age: 57
Frontage(metres): 35.05	Full Baths: 3	Zoning: SFD
Depth / Size: 137 IRR	Half Baths: 1	Gross Taxes: \$6,143.21
Lot Area (sq.ft.): 16,450.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.38	P.I.D.: 007-335-342	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: City View		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Natural Gas	Reno. Year:	Fixtures Leased: No	
Fuel/Heating: Natural Gas	Rain Screen:	Fixtures Rmvd: No	
Outdoor Area: Sundeck(s)	Metered Water: Yes	Floor Finish:	
Type of Roof: Asphalt	R.I. Plumbing:		

Legal: **LOT 40, BLOCK 31, PLAN VAP9043, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Setting, Private Yard**

Features:

Finished Floor (Main):	2,804	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20' x 15'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15' x 12'			x	Main 4
Finished Floor (Below):	868	Main	Kitchen	10' x 10'			x	Main 2
Finished Floor (Basement):	0	Main	Family Room	15' x 10'			x	Main 3
Finished Floor (Total):	3,672sq. ft.	Main	Master Bedroom	15' x 10'			x	Below 3
Unfinished Floor:	46	Main	Bedroom	10' x 12'			x	
Grand Total:	3,718sq. ft.	Main	Bedroom	10' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10' x 12'			x	
		Below	Recreation Room	20' x 15'			x	
Suite:							x	
Basement: Part							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 10	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

British Properties estate sized property with city view. First time offered in over 35 years. Completely flat and private 16,450 square foot property with 115 feet of frontage facing the SE city views. 5 bedroom home features 3600 sq.ft of living space on 2 levels. Perfect home for renovation, investment or build your dream home. This property is located within blocks of some of the most expensive homes in prime British Properties. A few minutes drive to Hollyburn and Capilano Golf Clubs, Collingwood and Sentinel Secondary Schools. Rare opportunity to own property in this highly desirable British Properties location.