



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan
Phone: 604-809-9777
http://www.tomhassan.com
tomhassan@gmail.com



Active
R2802731
Board: V
House/Single Family

2695 MATHERS AVENUE

West Vancouver
Dundarave
V7V 2J3

Residential Detached

\$3,065,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,065,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1940
Frontage(feet): 62.50	Bathrooms: 3	Age: 83
Frontage(metres): 19.05	Full Baths: 3	Zoning: RS-4
Depth / Size: 123	Half Baths: 0	Gross Taxes: \$7,513.90
Lot Area (sq.ft.): 7,681.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 0.18	P.I.D.: 011-877-910	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View:	Yes: Stunning close-in water views	
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Frame - Wood	Parking: DetachedGrge/ Carport, Garage; Double		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: In front		Dist. to School Bus: 3 blocks
Renovations: Partly	Reno. Year: 2002	Title to Land: Freehold NonStrata	
# of Fireplaces: 1	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Wood	Rain Screen:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas	Metered Water: Yes	Fixtures Rmvd: No	
Outdoor Area: Patio(s)	R.I. Plumbing:	Floor Finish: Wall/Wall/Mixed	
Type of Roof: Asphalt			

Legal: **LOT 12, BLOCK 10, PLAN VAP3996, DISTRICT LOT 555, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT A**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,394	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	586	Main	Foyer	6'8 x 7'8	Below	Workshop	14'5 x 25'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'3 x 14'	Below	Flex Room	14'11 x 12'4	Main 5
Finished Floor (Below):	0	Main	Dining Room	9'2 x 13'6	Below	Laundry	14'4 x 13'2	Above 3
Finished Floor (Basement):	1,223	Main	Kitchen	14'6 x 18'2			x	Below 3
Finished Floor (Total):	3,203sq. ft.	Main	Family Room	12'9 x 6'1			x	
Unfinished Floor:	0	Main	Bedroom	11'3 x 14'6			x	
Grand Total:	3,203sq. ft.	Main	Bedroom	13'7 x 10'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Living Room	18'4 x 8'3			x	
		Above	Kitchen	8'10 x 7'7			x	
		Above	Nook	8'2 x 4'7			x	
		Above	Primary Bedroom	12'9 x 15'10			x	
		Below	Recreation Room	15'10 x 11'8			x	
		Below	Den	9'10 x 12'4			x	

Suite:	Basement: Full, Partly Finished	Manuf Type:	Registered in MHR?:	PAD Rental:
Crawl/Bsmt. Height:	# of Levels: 3	MHR#:	CSA/BCE:	Maint. Fee:
# of Kitchens: 2	# of Rooms: 16	ByLaw Restrictions:		

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

If there ever was a home that captures an authentic 1950s Dundarave Village Beach house with close-in water views this is it! Meticulously maintained and renovated over the years this 4 bedroom 3 level home is ready for its next family. Spacious living room and dining room with ocean views and 2 spacious bedrooms. Main floor addition in 2002 included a family room and present owner renovated the kitchen and main floor 5 piece bathroom. Upstairs you will find a master bedroom suite with sitting area, small kitchen and full bathroom. Present owner registered this suite with District of WV. Lower floor is partially finished and ample room for development. Corner lot with 62 feet frontage, surround by hedges for ultimate privacy and few blocks walk to the waterfront or Dundarave Village.