

Presented by:
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West Vancouver, Eagleridge Residential Detached
5857 MARINE DR, V7W 2S1 **MLS# V1133087** **Active**



List Price: \$998,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	003-571-688
Depth/Size:	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt: 19603.00	Full Baths:	2	Approx Yr Blt:	1928
Rear Yard Exp:	Half Baths:	0	Age at List Date:	87
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$3,998 (2014)
Flood Plain:	Zoning:	SFD		

View: Y - West Van Yacht Club and Westerly Water View
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Other	Total Parking:	Covered Parking:
Construction: Other	Parking Access:	
Foundation: Other	Parking Facilities: Other	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Other		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Other		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP5431 LT 4A BLK 1 DL 772 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0' X 0'			X			X
Main F.	Dining	0' X 0'			X			X
Main F.	Kitchen	0' X 0'			X			X
Main F.	Master Bedroom	0' X 0'			X			X
Main F.	Bedroom	0' X 0'			X			X
Above	Bedroom	0' X 0'			X			X
Above	Den	0' X 0'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,500	Total # Rooms: 7	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 250	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,750	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,750		8

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

Enjoy the harbours views at WVYC and westerly water views towards Passage Island. This 3 bedroom cottage is a perfect starter home or build your dream home or develop 3 new homes as neighbouring properties also for sale. Well maintained and livable home with vaulted ceilings and great water views. Ask LR for more details.