



Presented by:

# Tom A Hassan

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

**Active**  
**R2366112**

Board: V  
House/Single Family

## 6426 ROSEBERY AVENUE

West Vancouver  
Horseshoe Bay WV  
V7W 2C6

Residential Detached

**\$1,895,000** (LP)   
(SP)



|                                    |                  |              |                                    |
|------------------------------------|------------------|--------------|------------------------------------|
| Sold Date:                         | Frontage (feet): | <b>50.00</b> | Original Price: <b>\$1,895,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>4</b>     | Approx. Year Built: <b>1975</b>    |
| Depth / Size: <b>132</b>           | Bathrooms:       | <b>3</b>     | Age: <b>44</b>                     |
| Lot Area (sq.ft.): <b>6,600.00</b> | Full Baths:      | <b>3</b>     | Zoning: <b>SFD</b>                 |
| Flood Plain:                       | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$4,058.97</b>     |
| Rear Yard Exp: <b>South</b>        | Council Apprv?:  |              | For Tax Year: <b>2018</b>          |
| If new, GST/HST inc?:              |                  |              | Tax Inc. Utilities?: <b>No</b>     |
|                                    |                  |              | P.I.D.: <b>014-037-416</b>         |
|                                    |                  |              | Tour: <b>Virtual Tour URL</b>      |

View: **No** :  
 Complex / Subdiv: **Gleneagles**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

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

Reno. Year: **2016**  
 R.I. Plumbing:  
 R.I. Fireplaces:

Metered Water: **Y**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **1 block** Dist. to School Bus: **1 block**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT 10, BLOCK 48, PLAN VAP2103, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System**

| Floor | Type           | Dimensions   | Floor | Type    | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|------------|-------|------|------------|
| Main  | Living Room    | 17'10 x 18'8 | Below | Bedroom | 14' x 7'   |       |      | x          |
| Main  | Dining Room    | 10'11 x 9'1  |       |         | x          |       |      | x          |
| Main  | Kitchen        | 12'3 x 10'11 |       |         | x          |       |      | x          |
| Main  | Master Bedroom | 13' x 11'3   |       |         | x          |       |      | x          |
| Main  | Bedroom        | 12'2 x 11'10 |       |         | x          |       |      | x          |
| Main  | Bedroom        | 12'2 x 11'7  |       |         | x          |       |      | x          |
| Below | Foyer          | 11'5 x 10'3  |       |         | x          |       |      | x          |
| Below | Kitchen        | 12'8 x 11'8  |       |         | x          |       |      | x          |
| Below | Dining Room    | 11'1 x 10'8  |       |         | x          |       |      | x          |
| Below | Living Room    | 17'4 x 10'10 |       |         | x          |       |      | x          |

|                            |                      |   |      |              |             |            |                |
|----------------------------|----------------------|---|------|--------------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>1,572</b>         | # of Rooms: <b>11</b>                                     | Bath | Floor        | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens: <b>2</b>                                   | 1    | <b>Main</b>  | <b>5</b>    | <b>No</b>  | Barn:          |
| Finished Floor (Below):    | <b>1,025</b>         | # of Levels: <b>2</b>                                     | 2    | <b>Main</b>  | <b>4</b>    | <b>Yes</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | Suite: <b>Unauthorized Suite</b>                          | 3    | <b>Below</b> | <b>4</b>    | <b>No</b>  | Pool:          |
| Finished Floor (Total):    | <b>2,597 sq. ft.</b> | Crawl/Bsmt. Height:                                       | 4    |              |             |            | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b> | 5    |              |             |            | Grg Dr Ht:     |
| Grand Total:               | <b>2,597 sq. ft.</b> | Basement: <b>Fully Finished</b>                           | 6    |              |             |            |                |
|                            |                      |   | 7    |              |             |            |                |
|                            |                      |   | 8    |              |             |            |                |

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

**Stylish and modern 4 bedroom home completely renovated to perfection. Steps away from Gleneagles School, Golf Course and Community Centre this home has everything you are looking for. Located on a quiet cul-de-sac in one of West Vancouver's most family friendly neighborhoods. Grand entrance foyer opens up to 2 level open staircase that leads to spacious entertaining level with connecting living-kitchen-dining layout. Custom designed kitchen with no expense spared from top of the line appliances-cabinetry and huge quartz stone island...an entertainers or family dream. 3 spacious bedrooms on one level with oversized master bedroom and 4 seasons style luxury ensuite and 2 sundecks.**