


Presented by:

**Tom Hassan**

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| West Vancouver, Dundarave<br><b>2460 HAYWOOD AV, V7V 1Y1</b>  |                | <b>MLS# V1061970</b>  |                                     | Residential Attached<br><b>Active</b> |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|---|----------------|---|-------------------------------------|---------------------------------------|-------------------|---------------------------|-------------|-------------------------|------------------|---------------------------|-------------------|------------------|-------------------------------------|-------------------------|-------|----------------|-------------------------------------|---------------------------|---|--|---|---------------------------|---|--------------|--------|----------------------------|-------|-----------------|---|--|--|---|-------|------------------------|-----------|-----------------|---|-------------------------|-------|--|---|-------|----------------|------------|--|--|--|--|--|--|---------|---------|------------|--|--|--|--|--|--|---------|---------|----------|--|--|--|--|--|--|---------|---------|----------|--|--|--|--|--|--|
|    |                | List Price: \$1,198,000      Previous Price: \$1,298,000  |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|   |                | Subdiv/Complex: _____<br>Frontage: _____      Approx Yr Blt: 1985      PID: 005-036-585<br>Depth/Size: _____      Type: Townhouse<br>Lot SqFt: 0      Age at List Date: 29      Zoning: MFD<br>Exposure: _____      Bedrooms: 3      Taxes: \$3,175 (2013)<br>Stories in Bldg: 3      Bathrooms: 2      If New GST/HST Incl: _____<br>Flood Plain: _____      Full Baths: 2      Tax Incl Utilities: _____<br>Meas. Type: _____      Half Baths: 0      Apprvl Req: _____<br>Fixtures Lsd: _____<br>Fixt Removed: _____<br>View: Y - Water, City, Park and Westerly Views   |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|   |                | Style of Home: 2 Storey      Total Parking: 1      Covered Parking: 1<br>Construction: Concrete Frame      Parking Access: Lane<br>Foundation: Concrete Perimeter      Parking Facilities: Garage; Single<br>Exterior: Stucco, Wood<br>Rain Screen: Full      R/I Plumbing: _____<br>Type of Roof: Asphalt      Dist to Public Trans: _____      Dist to School/Bus: _____<br>Renovations: Completely      Reno Year: 2012      Units in Development: _____<br>Flooring: Wall/Wall/Mixed      Locker: _____<br>Water Supply: City/Municipal      Possession: _____<br>Heat/Fuel: Electric      Title to Land: Freehold Strata<br>No. of Fireplaces: 1      R/I Fireplaces: _____      Seller's Interest: Registered Owner<br>Fireplace Fuel: Gas - Natural      Mortgage Info: \$0<br>Outdoor Area: Balcony(s); Patio(s) or Deck(s)<br>Property Disclosure: Y<br>Mngmt Co: _____      Bylaw Restrictions: Rentals Not Allowed<br>Mngmt Ph: _____      Maint Fee: \$425.00 |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|   |                | Maint Charge Incl: Management<br><br>Legal: PL VAS1509 LT 10 DL 555 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.<br>Amenities: None<br>Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Intercom, Vacuum R.I.<br>Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Lane Access  |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> <th><u>Floor</u></th> <th><u>Type</u></th> <th><u>Dimensions</u></th> </tr> </thead> <tbody> <tr> <td>Above</td> <td>Living Room</td> <td>14'5 X 12'8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Dining</td> <td>9'10 X 9'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Kitchen</td> <td>11' X 10'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>15'5 X 8'9</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Bedroom</td> <td>13'7 X 9'2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Bedroom</td> <td>11' X 9'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main F.</td> <td>Laundry</td> <td>11' X 9'</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |                |   |                                     |                                       |                   | <u>Floor</u>              | <u>Type</u> | <u>Dimensions</u>       | <u>Floor</u>     | <u>Type</u>               | <u>Dimensions</u> | <u>Floor</u>     | <u>Type</u>                         | <u>Dimensions</u>       | Above | Living Room    | 14'5 X 12'8                         |                           |   |  |   |                           |   | Above        | Dining | 9'10 X 9'                  |       |                 |   |  |  |   | Above | Kitchen                | 11' X 10' |                 |   |                         |       |  |   | Above | Master Bedroom | 15'5 X 8'9 |  |  |  |  |  |  | Main F. | Bedroom | 13'7 X 9'2 |  |  |  |  |  |  | Main F. | Bedroom | 11' X 9' |  |  |  |  |  |  | Main F. | Laundry | 11' X 9' |  |  |  |  |  |  |
| <u>Floor</u>  | <u>Type</u>    | <u>Dimensions</u>   | <u>Floor</u>                        | <u>Type</u>                           | <u>Dimensions</u> | <u>Floor</u>              | <u>Type</u> | <u>Dimensions</u>       |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Above   | Living Room    | 14'5 X 12'8   |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Above   | Dining         | 9'10 X 9'   |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Above   | Kitchen        | 11' X 10'   |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Above   | Master Bedroom | 15'5 X 8'9  |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Bedroom        | 13'7 X 9'2  |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Bedroom        | 11' X 9'  |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Main F.   | Laundry        | 11' X 9'  |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
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| <b>Floor Area (SqFt):</b>   |                | <b>Total # Rooms:</b> 7   | <b>Bathrooms</b>                    |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Finished Floor Area Main:   | 1,328          | Finished Levels:  | 1 4 Piece; Ensuite: Y; Level: Above |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Finished Floor Area Up:   | 0              | Basement Area:  | 2 4 Piece; Ensuite: N; Level: Below |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Finished Floor Area Down:   | 0              |   | 3                                   |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Finished Floor Area Bsmt:   | 0              | Bsmt Height:  | 4                                   |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Total Finished Floor Area:  | 1,328          | Restricted Age:   | 5                                   |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
|   |                | # Pets / Cats; Dogs: / Cats: No; Dogs: No   | 6                                   |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Unfinished Floor Area:  | 0              | # or % Rentals:   | 7                                   |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Grand Total Floor Area:   | 1,328          |   | 8                                   |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Listing Broker(s): Prudential Sus Rlty-Tom Hassan   |                |   |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |
| Dundarave Village 3 Bedroom Townhouse with Panoramic Water Views! Completely renovated in side and out, this show home is the perfect downsizer or starter home in West Van's most desirable locations. This 2 level home features 2 bedrooms on main floor w/ private 200 sq.ft. patio. Upstairs you will love the vaulted ceilings, HW, skylights and oversized sundeck w/ forever view of city, harbour, westerly islands perfect for enjoying cruise ships, sunsets. Open living, dining room, spacious mbdm, F/P. Bldg effectively 2 years old as it has complete renovation of exterior, rain screening, roof, sun decks, railings, concrete patios. Current owner has renovated kitchen, appliances, bthrms and shows beautifully. Live in the village!  |                |   |                                     |                                       |                   |                           |             |                         |                  |                           |                   |                  |                                     |                         |       |                |                                     |                           |   |  |   |                           |   |              |        |                            |       |                 |   |  |  |   |       |                        |           |                 |   |                         |       |  |   |       |                |            |  |  |  |  |  |  |         |         |            |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |         |         |          |  |  |  |  |  |  |