

Presented by:  
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West Vancouver, Eagle Harbour MLS# V1058211 Residential Detached  
**5577 GALLAGHER PL, V7W 1P1** **Active**



List Price: \$1,388,000

Complex/Subdiv: Eagle Harbour Park Verdun

Frontage: 80.00 ft	Bedrooms: 5	PID: 009-154-299
Depth/Size: IRR	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 14375.00	Full Baths: 3	Approx Yr Blt: 1966
Rear Yard Exp: W	Half Baths: 0	Age at List Date: 48
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,363 (2013)
Flood Plain:	Zoning: SFD	
View: N		

Serv. Connected: Water, Sanitary Sewer, Natural Gas, Electricity

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 Block
Type of Roof: Asphalt		Dist to School Bus: 1 Block
Renovations: Completely	Reno Year: 2007	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Natural Gas, Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP11697 LT C BLK K LD 36 DISTRICT LOT 772/879, GROUP 1.

Amenities:

Site Influences: Golf Course Nearby, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	7'6" X 6'6"	Below	Kitchen	15'11" X 11'7"			X
Main F.	Living Room	12'6" X 11'8"	Below	Bedroom	20'10" X 13'9"			X
Main F.	Dining	12'6" X 11'8"	Below	Bedroom	14' X 11'7"			X
Main F.	Kitchen	14' X 11'8"	Below	Laundry	7'10" X 7'8"			X
Main F.	Solarium	12'4" X 7'11"	Below	Storage	5'7" X 3'8"			X
Main F.	Master Bedroom	13'5" X 11'8"	Below	Utility	4'1" X 3'7"			X
Main F.	Bedroom	10'5" X 10'						X
Main F.	Bedroom	10'8" X 8'4"						X
Main F.	Laundry	4'4" X 2'6"						X
Below	Recreation Room	19'10" X 13'11"						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,469	Total # Rooms:	16
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,321	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,790	Basement Area:	Fully Finished
			5
			6
Unfinished Floor:	38	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,828		7
			8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Eagle Harbour Perfection. Completely renovated 5 bedroom home on gently sloping 14,375 sunny and private lot. Designer renovation features luxurious kitchen w/ custom cabinetry, quartz countertops, and open dining and solarium. New bathrooms, roof, double glazed windows, lighting, Trex deck and glass railings and 2 propane hook-ups, closet organizers, new doors, exterior and interior painted throughout, hardwood and cork flooring, new stone fireplace fascade, vaulted ceilings, new front door entrance This is a fantasitic family home with level grass yard and fronts both Gallagher and Keith Road. 5 minute walk to Park Verdun one of the best kids parks in WVan w/ tennis and hockey courts, playgrounds and trails.