



Presented by:

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Active
R2627613

Board: V
House with Acreage

1725 QUEENS AVENUE

West Vancouver
Queens
V7V 2X6

Residential Detached

\$3,150,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,150,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1960
Frontage(feet): 122.00	Bathrooms: 4	Age: 61
Frontage(metres): 37.19	Full Baths: 3	Zoning: SFD
Depth / Size: 147 IRR	Half Baths: 1	Gross Taxes: \$7,029.54
Lot Area (sq.ft.): 18,926.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.43	P.I.D.: 009-566-210	Tax Inc. Utilities?:
Flood Plain:	Tour:	
View: Yes: Some Ocean View		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Stucco, Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block	Dist. to School Bus: 5 blocks	Land Lease Expiry Year:
Renovations: Completely	Reno. Year: 2018	Property Disc.: Yes	
# of Fireplaces: 1	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Rain Screen:	Fixtures Rmvd: No	
Fuel/Heating: Electric, Natural Gas	Metered Water: Yes	Floor Finish: Wall/Wall/Mixed	
Outdoor Area: Patio(s)	R.I. Plumbing:		
Type of Roof: Wood			

Legal: **LOT 29, PLAN VAP9952, DISTRICT LOT 1092, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,558	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,708	Main	Foyer	9'6" x 9'11"	Below	Games Room	18'1" x 11'5"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'8" x 12'10"				Main 2
Finished Floor (Below):	0	Main	Dining Room	12'10" x 11'10"				Main 4
Finished Floor (Basement):	722	Main	Kitchen	17'2" x 11'10"				Above 3
Finished Floor (Total):	3,988sq. ft.	Main	Eating Area	14'11" x 11'11"				Above 4
Unfinished Floor:	0	Main	Family Room	14'1" x 15'5"				
Grand Total:	3,988sq. ft.	Main	Laundry	11'4" x 5'4"				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	19'6" x 14'1"				
Suite:		Above	Walk-In Closet	10'5" x 4'11"				
Basement: Part		Above	Bedroom	17'3" x 17'				
Crawl/Bsmt. Height:	# of Levels: 3	Above	Bedroom	21'8" x 9'				
# of Kitchens: 1	# of Rooms: 14	Above	Bedroom	16'1" x 18'10"				
		Below	Recreation Room	24'1" x 12'1"				
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

English Country Estate in Prime West Van Queens. Impressive 19,000 sq.ft. lot renovated 3700 sq.ft. 5 bdrms. 1st time offered in over 30 years this home boasts a circular driveway, views of Lawson creek, English gardens, private flat backyard and a detached artists studio/office. Main floor elegance; new custom kitchen, huge island, quartz countertops, stainless steel appliances and family eating area. Entertainers will love connecting dining and sunken living room. Separate main floor master or guest bdrm w/ ensuite or use as family room. Families will love the oversized 4 bedrooms upstairs. Mbdm wing is spacious with newer ensuite, walk-in closet. Basement perfect for teenagers. Walk to WV Secondary School. Minutes to Collingwood School, Ambleside waterfront. Very special for WV.