



Presented by:  
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**Active**  
**R2058309**

Board: V  
 House/Single Family

**5495 GREENLEAF ROAD**

West Vancouver  
 Eagle Harbour  
 V7W 1N5

Residential Detached

**\$2,398,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **81.50** Original Price: **\$2,398,000**  
 Depth / Size (ft.): Bedrooms: **4** Approx. Year Built: **1962**  
 Lot Area (sq.ft.): **13,068.00** Bathrooms: **4** Age: **54**  
 Flood Plain: Full Baths: **3** Zoning: **SFD**  
 Rear Yard Exp: Half Baths: **1** Gross Taxes: **\$3,238.20**  
 Approval Req?: For Tax Year: **2015**  
 If new, GST/HST inc?: Tax Inc. Utilities?:  
 P.I.D.: **004-052-935**  
 Tour:

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely** Reno. Year: **2014**  
 # of Fireplaces: **2** R.I. Plumbing:  
 R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Forced Air, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access:  
 Parking: **Garage; Double**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **PL VAP10127 LT 34 BLK G/L DL 879 LD 36**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23'2 x 14'8	Below	Bar Room	7'10 x 6'11			x
Main	Family Room	12' x 11'1	Below	Den	13'2 x 11'3			x
Main	Dining Room	11'6 x 11'5	Below	Laundry	8'11 x 8'5			x
Main	Kitchen	15'9 x 11'5	Below	Utility	7'4 x 4'7			x
Above	Master Bedroom	15'9 x 12'			x			x
Above	Walk-In Closet	8' x 5'10			x			x
Above	Bedroom	12'6 x 11'3			x			x
Above	Bedroom	12'6 x 10'2			x			x
Above	Bedroom	11'6 x 8'11			x			x
Below	Recreation	21'10 x 13'9			x			

Finished Floor (Main): <b>1,049</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,014</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>933</b>	# of Levels: <b>3</b>	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): <b>2,996 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor: <b>34</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total: <b>3,030 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>	6				
		7				
		8				

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

**Perfect Family Home in Eagle Harbour. This is everything you are looking for. Completely renovated, 3 levels, 4 bedrooms up, level driveway with attached 2 car garage and completely private and flat grass yard. Stylish renovation with new kitchen and appliances, 4 new bathrooms, double glazed windows, new flooring throughout, Eclipse folding door onto spacious sundeck overlooking completely private flat backyard. Families will love 4 bedrooms up with oversized master bedroom with luxurious ensuite. Main floor features open plan concept kitchen, living, dining and family room. Lower floor perfect for teenagers or inlaws with media room, bar area and room for 5th bedroom if needed. Level walk-out basement to grass yard. Within minutes to EH and Rockridge School, Rec Centre.**