

Presented by:
Tom Hassan
 Prudential Sussex Realty - Tom Hassan
 Phone: 604-925-2911 Cell: 604-809-9777
 Email: tom@tomhassan.com
 Website: www.tomhassan.com

West Vancouver, Bayridge MLS# V1005250 Residential Detached
4107 BURKEHILL RD, V7V 3L9 **Active**



List Price: \$2,235,000

Complex/Subdiv: Bayridge

Frontage: 95.00 ft	Bedrooms: 3	PID: 009-753-800
Depth/Size: 174 x 70 x	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 13068.00	Full Baths: 2	Approx Yr Blt: 2012
Rear Yard Exp: NW	Half Baths: 0	Age at List Date: 1
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,395 (2012)
Flood Plain:	Zoning: SFD	

View: Y - Panoramic Water, Bridge, City, Island View
 Serv. Connected: Natural Gas, Sanitary Sewer, Water, Electricity

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

Legal: PL VAP9109 LT 4 BLK 1 DL 582 LD 36 GROUP 1, OF BLK J.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	6' X 10'			X			X
Main F.	Living Room	20'9 X 16'			X			X
Main F.	Dining	10' X 13'3			X			X
Main F.	Kitchen	11'6 X 18'3			X			X
Main F.	Family Room	12'9 X 18'6			X			X
Main F.	Master Bedroom	15'3 X 15'6			X			X
Main F.	Bedroom	9'3 X 9'9			X			X
Main F.	Bedroom	10'6 X 8'			X			X
Main F.	Laundry	10' X 5'			X			X
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,015	Total # Rooms: 9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,015	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,015		8

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

The View! From Lions Gate Bridge, City Skyline, Harbour to Vancouver Island this panoramic 3 bedroom view home is simply stunning. Completely re-built from studs this home is effectively 1 years old. Luxury finishings throughout with gourmet kitchen w/ Sub Zero fridge, granite countertops and island, custom cabinetry w/ open plan to dining and oversized 21' x 16' living room. You will love the french doors opening onto patio and party size 500 sq.ft. sundeck w/ outside fireplace taking in the close-in water views. Fantastic alternative to townhouse or apartment or for small family. Plans available for 2nd floor 2300 sq.ft. addition to increase home to 4350 sq.ft. Designer owner has thought of everything. Minutes to Dundarave.