



Presented by:  
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**Active**  
**R2137807**  
 Board: V  
 House/Single Family

**8595 BEDORA PLACE**  
 West Vancouver  
 Howe Sound  
 V7W 2W4

Residential Detached  
**\$1,588,000** (LP)  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **72.00** Original Price: **\$1,588,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**  
 Depth / Size: \_\_\_\_\_ Bathrooms: **3** Age: **37**  
 Lot Area (sq.ft.): **12,959.00** Full Baths: **3** Zoning: **SFD**  
 Flood Plain: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$3,203.22**  
 Rear Yard Exp: \_\_\_\_\_ Approval Req?: \_\_\_\_\_ For Tax Year: **2016**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **007-367-155**  
 Tour: \_\_\_\_\_  
 View: **Yes: Partial Ocean from Master Bed**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: \_\_\_\_\_  
 Renovations: **Completely**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Other**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** : \_\_\_\_\_  
 Fixtures Rmvd: \_\_\_\_\_ : \_\_\_\_\_  
 Floor Finish: \_\_\_\_\_

Legal: **PL VAP16763 LT 13 BLK D DL 2361 LD 36**  
 Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'9 x 13'1			x			x
Main	Kitchen	18'4 x 10'0			x			x
Main	Eating Area	10'0 x 8'1			x			x
Main	Family Room	23'0 x 13'1			x			x
Main	Bedroom	11'11 x 9'6			x			x
Main	Laundry	9'8 x 5'7			x			x
Above	Master Bedroom	13'11 x 11'11			x			x
Above	Walk-In Closet	6'11 x 4'0			x			x
Above	Bedroom	12'1 x 8'6			x			
Above	Bedroom	12'1 x 10'10			x			

Finished Floor (Main): <b>1,315</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>693</b>	# of Kitchens: <b>1</b>	1	Main	3	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	4	No	Pool:
Finished Floor (Total): <b>2,008 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Door Height:
Grand Total: <b>2,008 sq. ft.</b>	Basement: <b>Crawl</b>	6				
	Beds not in Basement: <b>4</b>	7				
		8				

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

**This quality renovated, open floor plan home, located at Sunset Point in West Vancouver is sure to impress! With over \$200,000 spent to totally upgrade the property including new roof, flooring, kitchen & bathrooms, the attention to detail is pronounced! Offering partial views of Howe Sound & mountains in a truly tranquil setting. 3 bedrooms, 2 bathrooms upstairs & a spacious kitchen, living & family room downstairs make for a very functional layout. Located only 15 minutes to Park Royal, 20 minutes to Downtown & 5 minutes to Horseshoe Bay, this is truly one of West Vancouver's best valued homes. Must be seen!**