



Presented by:
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Active
R2934366
Board: V
House/Single Family

5703 WESTPORT WYND
West Vancouver
Eagle Harbour
V7W 2Y1

Residential Detached
\$2,499,000 (LP)
(SP)



| | | |
|--|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,499,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 1981 |
| Frontage(feet): 97.80 | Bathrooms: 4 | Age: 43 |
| Frontage(metres): 29.81 | Full Baths: 3 | Zoning: RS10 |
| Depth / Size: 173 x 91 x | Half Baths: 1 | Gross Taxes: \$6,290.62 |
| Lot Area (sq.ft.): 14,287.00 | Rear Yard Exp: East | For Tax Year: 2022 |
| Lot Area (acres): 0.33 | P.I.D.: 007-188-382 | Tax Inc. Utilities?: No |
| Flood Plain: | | Tour: Virtual Tour URL |
| View: No : | | |
| Complex/Subdiv: Eagle Harbour | | |
| First Nation Reserve: | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

| | | | |
|--|---|-------------------------------------|------------------------------|
| Style of Home: 2 Storey w/ Bsmt. | Total Parking: 4 | Covered Parking: 2 | Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Double | | |
| Exterior: Wood | Driveway Finish: | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: 1 block | Dist. to School Bus: 1 block | Land Lease Expiry Year: |
| Renovations: Completely | Reno. Year: 2014 | Property Disc.: Yes | |
| # of Fireplaces: 4 | R.I. Fireplaces: | Fixtures Leased: No : | |
| Fireplace Fuel: Electric, Natural Gas, Wood | Rain Screen: | Fixtures Rmvd: No : | |
| Fuel/Heating: Electric, Forced Air | Metered Water: Yes | | |
| Outdoor Area: Balcony(s), Fenced Yard, Patio(s) | R.I. Plumbing: | | |
| Type of Roof: Other | Floor Finish: Wall/Wall/Mixed | | |

Legal: **LOT 15, BLOCK B, PLAN VAP18263, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Vacuum - Built In, Wet Bar**

| Finished Floor (Main): | 1,704 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|-----------------------|---------------------|-----------------|---------------------|-------|-------------|------------|------------|
| Finished Floor (Above): | 1,297 | Main | Foyer | 5'10 x 7'4 | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 21'8 x 11'5 | | | x | Main 2 |
| Finished Floor (Below): | 292 | Main | Dining Room | 13'5 x 11'11 | | | x | Above 6 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 16'3 x 15'5 | | | x | Above 4 |
| Finished Floor (Total): | 3,293sq. ft. | Main | Eating Area | 15'2 x 12'10 | | | x | Above 3 |
| Unfinished Floor: | 66 | Main | Family Room | 15'9 x 14'7 | | | x | |
| Grand Total: | 3,359sq. ft. | Main | Solarium | 13'6 x 12'7 | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Primary Bedroom | 16'1 x 11'8 | | | x | |
| Suite: | | Above | Bedroom | 9'1 x 12'4 | | | x | |
| Basement:Part | | Above | Bedroom | 16'5 x 8'5 | | | x | |
| | | Above | Bedroom | 11'8 x 14'7 | | | x | |
| | | Below | Laundry | 8'10 x 6'1 | | | x | |
| | | Below | Storage | 6'6 x 5'7 | | | x | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | |
| # of Kitchens: 1 | # of Rooms: 13 | MHR#: | | CSA/BCE: | | Maint. Fee: | | |
| | | ByLaw Restrictions: | | | | | | |

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

Modern contemporary 4 bedroom family home on quiet cul-de-sac. Stunning renovations over the years, meticulously maintained, sunny 14,287 sq.ft. lot is one of the nicest homes on the market in Eagle Harbour. Elegant entrance, indoor atrium, spacious living, dining room w/ bar. Chef's kitchen with showpiece eating area + vaulted ceilings, wrap-around large windows overlooking gardens and forest. Separate family room connects to fenced area for kids or fido. Traditional family plan w/ bdrms up and luxurious ensuite w/ fireplace. Recent renovations: AC and EV charger. Outdoor space is like your own Stanley Park. Within minutes to Caulfeild Village, Rockridge Secondary and Eagle Harbour Schools, Park Verdun (best kids park in WV), Waterfront, Gleneagles Golf+Rec Centre. A pleasure to show!