

Presented by:
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West Vancouver, Dunderave Residential Detached
2293 GORDON AV, V7V 1W2 MLS# V901956 **Active**



List Price: \$2,699,000

Complex/Subdiv:

Frontage: 63.44 ft	Bedrooms: 5	PID: 013-525-255
Depth/Size: 191.4 x 60	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 10867.00	Full Baths: 5	Approx Yr Blt: 2011
Rear Yard Exp:	Half Baths: 0	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl: Yes	Taxes: \$3,785 (2010)
Flood Plain:	Zoning: SFD	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

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

Legal: PL 2709 LT 26 BLK 15 DL 554 LD 36 GROUP 1, AMD, SEE 36569K.

Amenities:

Site Influences: Central Location

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	10' X 10'	Main F.	Bedroom	9'5' X 11'			X
Main F.	Living Room	14'2' X 15'8'	Main F.	Laundry	10' X 6'11'			X
Main F.	Dining	11' X 11'4'	Above	Master Bedroom	14' X 17'3'			X
Main F.	Kitchen	10'6' X 12'8'	Above	Bedroom	11'9' X 10'10'			X
Main F.	Eating Area	10'6' X 23'5'	Above	Bedroom	12' X 10'11'			X
Main F.	Family Room	11' X 16'	Above	Bedroom	10'9' X 13'			X
Main F.	Den	12'9' X 13'5'			X			X
Main F.	Great Room	11'4' X 19'2'			X			X
Main F.	Recreation Room	14'9' X 12'5'			X			
Main F.	Games Room	9'6' X 10'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,455	Total # Rooms: 16	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,347	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 3,802	Basement Area: None	5 4 Piece; Ensuite: Y; Level: Above
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,802		8

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

HST Included! Supreme luxury brand new home in the heart of Dunderave Village on oversized one-quarter acre 10,867 sq.ft lot. 6 bedrooms, 2 storey ceiling foyer, spacious rooms made for entertaining. 4 bdrms up all ensuite. Main floor features 2 storey living room and connecting dining room, kitchen-family room combination, den and 2 bdrm attached coach house w/ 2nd living room..perfect for in-laws. Top of line finishings: radiant in-floor heating, air conditioning, stainless steel appliances, granite, attached 2 car garage, BI vacuum, 6 camera security system, gated entrance on street w/ intercom. A family paradise backyard- level grass and fenced. Walk to waterfront seawall, schools and new West Van Recreation Centre.