

Presented by:
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West Vancouver, British Properties MLS# V1065218 Residential Detached
420 STEVENS DR, V7S 1C6 **Active**



List Price: \$2,285,000

Complex/Subdiv: British Properties

Frontage: 92.50 ft	Bedrooms: 5	PID: 010-835-971
Depth/Size: 209	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 18730.00	Full Baths: 4	Approx Yr Blt: 1950
Rear Yard Exp:	Half Baths: 1	Age at List Date: 64
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,238 (2013)
Flood Plain:	Zoning: SFD	
View: N		

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
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: Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP6719 LT 29 BLK 6 DL CE LD 36 GROUP 1.

Amenities:

Site Influences: Central Location, Private Setting

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'2 X 13'8	Above	Bedroom	11'5 X 9'7			X
Main F.	Dining	14'10 X 9'1	Above	Bedroom	13'9 X 10'8			X
Main F.	Kitchen	17'1 X 13'8	Above	Den	8'3 X 7'6			X
Main F.	Family Room	14'1 X 13'8	Below	Media Room	23'2 X 11'3			X
Main F.	Den	10'4 X 9'6	Below	Recreation Room	12'11 X 10'7			X
Main F.	Mud Room	5'7 X 5'1	Below	Bedroom	12'7 X 9'			X
Main F.	Entrance Hall	9'2 X 8'1	Below	Laundry	10'10 X 7'8			X
Above	Master Bedroom	20'3 X 15'9	Below	Wine Room	9'2 X 4'2			X
Above	Walk-In Closet	9'2 X 5'1						X
Above	Bedroom	13'4 X 11'4						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,414	Total # Rooms:	18
Finished Floor Up SqFt:	1,456	# Kitchens:	1
Finished Floor Down:	1,294	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,164	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	
Grand Total Floor Area:	4,164		

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

Ultimate British Properties Estate completely renovated. 18,730 completely flat and sunny property has everything you are looking for in a 5 bedroom family home. Traditional floorplan with 4 bedrooms and den up with spacious 500 sq.ft. master bedroom. Main floor is perfect for entertaining w/ open kitchen family room, elegant dining and living rooms, oversized sundeck. Lower floor has separate media, recreation room and separate guest bedroom with ensuite. The completely flat grass yard features kids sports court and lots of room for a swimming pool. This Lower BP estate is located close to Hadden Road and minutes away from Collingwood, Sentinel, Westcot Schools, Hollyburn Country Club. This home is perfection!