



Presented by:
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Active
R2145892
 Board: V
 House/Single Family

210 MOUNTAIN DRIVE
 West Vancouver
 Lions Bay
 V0N 2E0

Residential Detached
\$1,798,000 (LP)
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,798,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1974**
 Depth / Size: Bathrooms: **3** Age: **43**
 Lot Area (sq.ft.): **9,185.00** Full Baths: **2** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,300.00**
 Rear Yard Exp: For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **003-181-171**
 Tour:

View: **Yes: Partial Ocean**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely** Reno. Year: **2006**
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Gas - Propane, Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Metal**

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
 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 VAP14230 LT 32 DL 1814 LD 36**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'7 x 5'5	Above	Office	14'8 x 7'7			x
Main	Kitchen	13'7 x 10'0	Above	Walk-In Closet	23'10 x 7'5			x
Main	Eating Area	13'10 x 7'9	Below	Laundry	12'11 x 11'5			x
Main	Dining Room	15'10 x 13'7	Below	Utility	6'3 x 5'8			x
Main	Living Room	16'11 x 13'8			x			x
Main	Family Room	21'5 x 12'4			x			x
Main	Bedroom	17'6 x 9'6			x			x
Main	Bedroom	11'10 x 9'5			x			x
Above	Master Bedroom	29'8 x 15'9			x			
Above	Bedroom	17'6 x 11'3			x			

Finished Floor (Main):	1,979	# of Rooms:	14	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	1,292	# of Kitchens:	1	2	Main	4	No					
Finished Floor (Below):	252	# of Levels:	3	3	Above	5	Yes					
Finished Floor (Basement):	0	Suite:		4								
Finished Floor (Total):	3,523 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement:	0	6								
Grand Total:	3,523 sq. ft.	Basement:	Part	7								
				8								

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

West coast Contemporary with Ocean Views and open plan perfect for entertaining and families. 4 bedrooms on two levels with over 3,500 square feet of living space. Open plan with connecting kitchen, living and dining room and hidden family or billiards room and 2 bedrooms on main floor with full bathroom. Mostly level and main floor access to private courtyard. 9,185 sq.ft lot is within walking distance to Lions Bay School and store. 2 bdrms up with spacious MBdrm w/valuted ceilings, skylights and luxury ensuite. Many recent updates over the years. Vaulted ceilings, floor to ceiling glass and modern architecture make this home a pleasure to live in with sunny southern exposure. Great home for families with young children or teenagers as floor plan is very universal. Minutes to W Van.