



Presented by:
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Active
R2398531
 Board: V
 House/Single Family

6120 EASTMONT DRIVE
 West Vancouver
 Gleneagles
 V7W 1X3

Residential Detached
\$3,998,000 (LP)
 (SP)



Sold Date: Frontage (feet): **96.00** Original Price: **\$4,699,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1969**
 Depth / Size: **295x 91 x 248** Bathrooms: **2** Age: **50**
 Lot Area (sq.ft.): **23,034.00** Full Baths: **2** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$17,014.49**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-627-561**
 Tour: **Virtual Tour URL**

View: **Yes: Panoramic Waterfront**
 Complex / Subdiv: **Gleneagles**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Metal, Wood	Dist. to Public Transit:		
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Dist. to School Bus:	
Renovations:	R.I. Plumbing:	Property Disc.: Yes	
# of Fireplaces: 1	R.I. Fireplaces:	PAD Rental:	
Fireplace Fuel: Wood	Metered Water: Y	Fixtures Leased: No	
Water Supply: City/Municipal		Fixtures Rmvd: :	
Fuel/Heating: Natural Gas		Floor Finish:	
Outdoor Area: Sundeck(s)			
Type of Roof: Metal			

Legal: **LOT 1, BLOCK C, PLAN VAP7413, DISTRICT LOT 771, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 7**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			x			x
Main	Dining Room	10' x 12'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Solarium	12' x 5'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Den	12' x 15'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,535	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below): 423	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,958 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 644
	Beds in Basement: 0	5				Grg Dr Ht:
	Beds not in Basement: 3	6				
Unfinished Floor: 0	Basement: Part, Partly Finished	7				
Grand Total: 1,958 sq. ft.		8				

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

Westcoast Contemporary Fred Hollingsworth designed waterfront home on over one-half acres. Stunning panoramic views from Batchelor to Kettle Point and Passage Island. Amazing SW sun exposure provides you the perfect lot to build a brand new luxury home. Entrance from Marine Drive through Gleneagles Community Centre and Golf Course down a country lane and at the end of the cul-de-sac you will find this amazing waterfront property. Within a minutes drive to West Vancouver Yacht Club. Well maintained 3 bedroom home with vaulted ceilings, exposed concrete, floor to ceiling rock fireplace. Enjoy all the style of one of Vancouver's most acclaimed architects- Fred Hollingsworth. Brand new neighbouring luxury homes all over \$8M plus. Allow time for showings.