



Presented by:
Tom A Hassan
 Royal LePage Sussex-Tom Hassan
 Phone: 604-809-9777
www.tomhassan.com
tom@tomhassan.com

Active
R2042482

2316 ORCHARD LANE

Residential Detached

Board: V
 House/Single Family

West Vancouver
 Queens
 V7V 4X6

\$6,288,000 (LP)
 (SP)



Sold Date: Frontage (feet): **18.00** Original Price: **\$6,288,000**
 Depth / Size (ft.): **106 x 50 x** Bedrooms: **5** Approx. Year Built: **2002**
 Lot Area (sq.ft.): **13,691.00** Bathrooms: **6** Age: **14**
 Flood Plain: Full Baths: **5** Zoning: **SFD**
 Rear Yard Exp: **South** Half Baths: **1** Gross Taxes: **\$12,578.18**
 Approval Req?: For Tax Year: **2015**
 If new, GST/HST inc?: Tax Inc. Utilities?:
 P.I.D.: **024-044-440**
 Tour: **Virtual Tour URL**

View: **Yes: Worlds Best View of Vancouver**
 Complex / Subdiv: **Orchard Lane**
 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: Reno. Year:
 # of Fireplaces: **3** R.I. Plumbing:
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcony(s), Patio(s), Sundeck(s)**
 Type of Roof: **Wood**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1 block** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Mixed**

Legal: **PL LMP36869 LT 21 DL 783 LD 36**
 Amenities: **Elevator, Swirlpool/Hot Tub**
 Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'7 x 10'8	Main	Laundry	7'9 x 7'9	Below	Bedroom	16'1 x 11'5
Main	Living Room	16'11 x 16'11	Above	Master Bedroom	16'11 x 14'7	Below	Wine Room	14'8 x 9'3
Main	Dining Room	17'2 x 12'1	Above	Walk-In Closet	7'5 x 6'2	Below	Flex Room	8'6 x 7'8
Main	Kitchen	17'9 x 15'10	Above	Bedroom	13'3 x 13'1	Below	Utility	10'11 x 7'6
Main	Eating Area	11'6 x 10'2	Above	Bedroom	13'4 x 12'			x
Main	Family Room	17'7 x 16'11	Above	Den	5'5 x 6'			x
Main	Library	12'1 x 11'3	Below	Games Room	15' x 11'2			x
Main	Master Bedroom	14'11 x 13'11	Below	Recreation	22'5 x 16'11			x
Main	Walk-In Closet	5'9 x 5'1	Below	Media Room	16'4 x 14'4			
Main	Mud Room	7'10 x 5'11	Below	Den	16'8 x 16'2			

Finished Floor (Main):	2,593	# of Rooms:	24	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	1,428	# of Kitchens:	1	1	Main	2	No				Barn:	
Finished Floor (Below):	0	# of Levels:	3	2	Main	5	Yes				Workshop/Shed:	
Finished Floor (Basement):	2,188	Suite:		3	Above	5	Yes				Pool:	
Finished Floor (Total):	6,209 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes				Garage Sz:	
Unfinished Floor:	172	Beds in Basement: 0	Beds not in Basement: 5	5	Above	4	Yes				Door Height:	
Grand Total:	6,381 sq. ft.	Basement: Fully Finished		6	Below	3	Yes					
				7								
				8								

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

One of Vancouver's Top Ten Views! Custom built 1st time offered: 6,381 sq.ft. 5 bdrm home is one of the most luxurious homes in prestigious Orchard Lane. Unobstructed views: Mount Baker- city skyline- LG Bridge- harbor and Van island. 2 storey grand entrance welcomes you to a home built for entertaining and families. Open living, dining and 2 storey library; gourmet kitchen w/ family room, spacious sundeck overlooking views. Upstairs you'll find 3 ensuite bedrooms w/ MBdrm suite enjoying 180 degree views. Lower floor: billiards and surround sound media room, entertainment bar, 900 + temp controlled wine cellar, hot tub level grass yard. 13,691 sq.ft. lot front 2 streets, roughed in elevator, Hot tub, radiant heat, heated driveway, Cat 5E fibre optic and so much more. A must see!