



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan
Phone: 604-809-9777
http://www.tomhassan.com
tomhassan@gmail.com

Active
R2552415
Board: V
House/Single Family

2750 ROSEBERY AVENUE

West Vancouver
Queens
V7V 3A2

Residential Detached

\$3,398,000 (LP)
(SP)



Sold Date:	Frontage (feet):	125.80	Original Price: \$3,598,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1956
Depth / Size:	Bathrooms:	2	Age: 65
Lot Area (sq.ft.): 12,966.00	Full Baths:	2	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,120.85
Rear Yard Exp:			For Tax Year: 2015
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 009-833-552
			Tour: Virtual Tour URL

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

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carpport; Multiple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP9005 LT 17 BLK A DL 815 LD 36**

Amenities:
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 14'1	Below	Laundry	11'9 x 10'7			x
Main	Kitchen	15'7 x 10'0			x			x
Main	Dining Room	11'5 x 10'5			x			x
Main	Family Room	15'10 x 11'1			x			x
Main	Foyer	7'7 x 5'7			x			x
Main	Master Bedroom	13'6 x 12'3			x			x
Main	Walk-In Closet	11'1 x 7'6			x			x
Below	Bedroom	11'6 x 10'0			x			x
Below	Bedroom	14' x 9'			x			x
Below	Recreation	17'9 x 14'2			x			x

Finished Floor (Main):	1,335	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,024	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,359 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,359 sq. ft.	Beds not in Basement: 3	6				
		Basement: Full, Fully Finished	7				
			8				

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

Stunning Panoramic water views from this renovated 3 bedroom home with 2,300 square feet, outdoor swimming pool and 12,966 square foot of privacy. 15 trees have recently been removed from the property creating one of the most beautiful water views from this prestigious Queens Upper Dundarave location. Post and Beam post modern architecture with open plan, gently sloping driveway. Great opportunity to move into current home as is; investors can hold and rent; or build your dream home. Located within minutes of West Vancouver Secondary, Collingwood Private School, Irwin Park Elementary and Dundarave Village.