

Presented by:
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West Vancouver, Bayridge MLS# V1014694 Residential Detached
4115 ALMONDEL RD, V7V 3L6 **Active**



List Price: \$1,485,000

Complex/Subdiv: Bayridge

Frontage: 140.00 ft	Bedrooms: 4	PID: 009-460-012
Depth/Size: 156	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 16989.00	Full Baths: 2	Approx Yr Blt: 1965
Rear Yard Exp:	Half Baths: 0	Age at List Date: 48
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,756 (2012)
Flood Plain:	Zoning: SFD	

View: Y - Water and Van Island View from 2nd Floor of New House.
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Rancher/Bungalow	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Slab	Parking Facilities: Carport & Garage	
Exterior: Stucco, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		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, Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP10338 LT 9 BLK 1 DL 583 LD 36 GROUP 1.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22'1 X 15'4			X			X
Main F.	Dining	15'4 X 10'9			X			X
Main F.	Kitchen	15'4 X 14'10			X			X
Main F.	Master Bedroom	11'11 X 11'11			X			X
Main F.	Bedroom	11'11 X 8'11			X			X
Main F.	Bedroom	15'4 X 8'11			X			X
Main F.	Bedroom	16'4 X 10'11			X			X
Main F.	Laundry	11'11 X 7'5			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,933	Total # Rooms: 8	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,933	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,933		8

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

Bayridge Estate Sized 17,000 square foot lot. Calling all builders this is the perfect lot to build a dream home. 140 feet frontage, southern exposure with view potential from future 2nd floor. Current 4 bedroom rancher has been well maintained but treat as land value. Last estate home to sell on Almondel sold for \$6.8M. Bayridge is very popular for high-end sales due to large lot sizes, views and proximity to Dundarave Village, top schools, and WV amenities. Please do not walk property without an appointment.