## Presented by:

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\$2,695,000

List Price:

## West Vancouver, Queens 2730 ROSEBERY AV, V7V 3A2

MLS# V952200

**Residential Detached** Active

Construction:   Frame - Wood   Parking Access:   Front     Soundation:   Concrete Perimeter   Parking Access:   Garage: Double     Stone   Stone   Dist to Public Trans:   Dist to School Bus:     Yipe of Roof:   Asphalt   Possession:   Freehold NonStrata     Renovations:   Substantially Rebuilt   Reno Year:   Title to Land:   Freehold NonStrata     Renovations:   Natural Cas, Forced Air   Morgage Info:   \$0     No. of Freehold So, Yearced Air   Morgage Info:   \$0     Vo. of Freeholds:   Gas - Natural   Out Buildings:     Dutdoor Area:   Balcony(s): Patio(s) or Deck (s)   Out Buildings:     Yater Reuses   N   Nixt Removed:   Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby     Colter I Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby   Colters Vaster, Sprinkler - Inground     Binner:   Dimensions   Tive   Dimensions     Wain F.   Ding 11' X 17'   Below Bedroom 11'6 X 10'   X     Wain F.   Nater Bedroom 11' X 17'   Below Bedroom 11'6 X 10'   X     Wain F.   Dining 11' X 17'	1		LIST P	nce:	\$2,695,000							
Dastruction: Frame - Wood Parking Access: Front   Sundation: Concrete Perimeter Parking Facilities: Garage: Double   Stone Stone Parking Facilities: Garage: Double   Stone R/ Plumbing: Dist to Public Trans: Dist to School Bus:   Yepe of Root: Asphail Possession: Freehold NonStrata   Renovations: Substantially Rebuilt Reno Year: Tille to Land: Freehold NonStrata   Storing: Hardwood: Wall/Wall/Mixed Seller's Interest: Registered Owner   Water Supply: City/Municipal Mortgage Info: S 0   Vo. of Fireplaces: Garage: Natural Out Buildings:   Dada Rental: Fireplace Stell Out Buildings:   Dada Rental: Fireplace Stell Out Buildings:   Stine Infuences: Central Location: Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby   Features Ind: Ciothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Inground   Binner, Dining 11' X X   Wain F. Living Room 11' A Above   Main F. Dining 11' X Y   Wain F. Dining 11' X Y X   Wain			Front Depth Lot A Rear Meas Flood View	age: n/Size: rea SqFt: Yard Exp: Type: Plain: :	202.69 15638.00 Feet Y - Panoramio	Bathroom Full Baths Half Bath If New G Zoning: C Harbour	s: ;: s: ST/HS * + Is	land v	6 5 1 SFD iew fror	Type: Approx Yr Blt: Age at List Date: Taxes: n 3 levels	House/Si 2012 0	ngle Famil
Exterior:   Stone   R/I Plumbing:   Dist to Public Trans:   Dist to School Bus:     Type of Roof:   Asphalt   Possession:   Freehold NonStrata     Tenovations:   Substantially Rebuilt   Reno Year:   Title to Land:   Freehold NonStrata     Tenovations:   Substantially Rebuilt   Reno Year:   Title to Land:   Registered Owner     Water Supply:   City/Municipal   Mortgage Info:   \$0     Water Supply:   City/Municipal   Mortgage Info:   \$0     Vo. of Fireplaces:   4   R/I Fireplaces::   Property Disclosure:   Y     Vo. of Fireplaces:   Balcony(s): Patio(s) or Deck (s)   Out Buildings:   Dutdoor Area:   Balcony(s): Patio(s) or Deck (s)     **Riverse Lass   N   Fitt Removed:   Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby     reatures Incl:   Clothes Washer/Dryper/Fridge/Stove/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Inground   Sprinkler - Inground   X     Toor   Type   Dimensions   Floor   Type   Moressawirlpool, Security System, X     Sprinkler - Inground   T11' X 17'   Below   Gaenoon   11' 6 X 10'	Style of Home: Construction: Foundation:	Frame - Wood	er		Park	ing Access:					king: 2	
Legal:   PL VAP9005 LT 15 BLK A DL 815 LD 36 GROUP 1, OF LOT 3.     Amenities:   Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby     Ste Influences:   Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby     Features Incl:   Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Inground   Dimensions   Floor   Type   Dimensions     Boom   11' X 17'   Below   Games Room   10'8 X 9'9   X   X     Main F.   Living Room   11' X 14'   Above   Below   Bedroom   11'6 X 10'   X     Main F.   Den   14'10 X 11'6   X   X   X   X   X     Above   Master Bedroom   22' X 11'6   X   X   X   X     Above   Bedroom   11'5 X 10'   X   X   X   X   X     Above   Bedroom   11'5 X 9'11   X   X   X   X     Above   Bedroom   11'5 X 9'11   X   X   X     Below Family Room   12' X 18'   X   X   X   X <	Rainscreen: Type of Roof: Renovations: Flooring: Water Supply: Heat/Fuel: No. of Fireplaces: Fireplace Fuel: Outdoor Area: Pad Rental: Fixtures Leas: Fixt Removed:	Substantially Rebu Hardwood, Wall/W City/Municipal Natural Gas, Force 4 Gas - Natural Balcony(s); Patio(	ilt Reno all/Mixed d Air R/I Fi	Year: ireplaces:	Poss Title Selle Mort Prop	ession: to Land: r's Interest gage Info: erty Disclos		Regis \$0		Strata	ol Bus:	
Main F.   Living Room   11' X 17'   Below   Games Room   10'8 X 9'9   X     Main F.   Kitchen   14'7 X 10'   Below   Bedroom   11'6 X 10'   X     Main F.   Dining   11' X 14'   Above   Laundry   8' X 5'   X     Main F.   Den   14'10 X 11'6   X   X   X     Above   Master Bedroom   22' X 11'6   X   X   X     Above   Bedroom   11'5 X 10'   X   X   X     Above   Bedroom   11'5 X 10'   X   X   X     Above   Bedroom   11'5 X 9'11   X   X   X     Above   Bedroom   11'5 X 9'11   X   X   X     Below   Family Room   12' X 18'   X   X   X     Floor Area SqFt:   1,125   Total # Rooms:   13   1 2 Piece; Ensuite: N; Level: Main F.     Finished Floor Up SqFt:   1,448   # Kitchens:   1   2 5 Piece; Ensuite: Y; Level: Above     Finished Floor SqFt:   3,698   Basement Area:   Full, Fully Finished   5 4 Piece; Ensuite	Legal: Amenities: Site Influences: Features Incl:	Central Location, C Clothes Washer/Dr	ul-de-Sac, yer/Fridge	Private Set	ting, Recreati	on Nearb						
Main Floor Area SqFt:1,125Total # Rooms:131 2 Piece; Ensuite: N; Level: Main F.Finished Floor Up SqFt:1,448# Kitchens:12 5 Piece; Ensuite: Y; Level: AboveFinished Floor Down:1,125Finished Levels:33 Piece; Ensuite: Y; Level: AboveFinished Floor Bsmt SqFt:0Crawl/Bsmt Height:4 4 Piece; Ensuite: Y; Level: AboveTotal Finished Floor SqFt:3,698Basement Area:Full, Fully FinishedJufinished Floor:0Suite:7Grand Total Floor Area:3,6988	Main F. Livin Main F. Kitch Main F. Dinin Main F. Den Above Mast Above Walk Above Bedr Above Bedr Above Bedr	g Room 11' ien 14'7 ig 11' er Bedroom 22' -In Closet 12'4 oom 11'5 oom 11'4	X 17' E X 10' E X 14' A X 11'6 X 11'6 X 4' X 10' X 9'11 X 9'11	Below G Below B	ames Room edroom	10'8 11'6	X 9 X 1 X ! X X X X X X X	0'	<u>Floor</u>	Туре	Dim	x x x x x x x
	Floor Area (SqF Main Floor Area So Finished Floor Up Finished Floor Dow Finished Floor Bsm Total Finished Floor: Unfinished Floor:	i):	Tota # K Fini: Crav Bas	itchens: shed Levels: wI/Bsmt Heigl ement Area:	1 3 nt:	inished			1 2 Piec 2 5 Piec 3 3 Piec 4 4 Piec 5 4 Piec 6 3 Piec 7	ce; Ensuite: N; ce; Ensuite: Y; ce; Ensuite: Y; ce; Ensuite: Y; ce; Ensuite: Y; ce; Ensuite: Y;	Level: Abo Level: Abo Level: Abo Level: Abo	ove ove ove ove
	Listing Broker(s): F	Prudential Sus RIty-T	om Hassan									

Stylish contemporary Westcoast architecture with panoramic water views from all 3 levels. Located in Upper Dundarave/Queens, completely re-built from original 1955 foundation. 5 bdrms, 6 baths located on 15,638 sq.ft private SW facing lot. Open plan main floor, upper floor: 4 bdrms all ensuite w/ luxurious master ensuite. Level walk-out ground floor features family, games room and guest bedroom. 4 F/Ps, 1000 sq.ft of sundecks, outdoor hot tub, heated driveway, centralized CAT 5 media system, lighting audio control system (iPhone), radiant heat in all bathrooms, custom stained white oak floors, 4 smart TVs - all integrated and interconnected, BI BBQ, level grass yard. 2-5-10 New Home Warranty. Irreplaceable at price range. No HST.