



Presented by:

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Active
R2762150
Board: V
House/Single Family

6795 MARINE DRIVE

West Vancouver
Whytecliff
V7W 2T1

Residential Detached

\$2,399,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,399,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1980
Frontage(feet): 85.00	Bathrooms: 3	Age: 43
Frontage(metres): 25.91	Full Baths: 2	Zoning: SFD
Depth / Size: 139	Half Baths: 1	Gross Taxes: \$5,975.46
Lot Area (sq.ft.): 11,841.00	Rear Yard Exp:	For Tax Year: 2022
Lot Area (acres): 0.27	P.I.D.: 007-198-388	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Nice Ocean View Tantulus Range		
Complex/Subdiv: Whytecliff		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 5	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple, Garage; Single		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block	Dist. to School Bus: 5 blocks	
Renovations: Completely	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Metered Water:		
Fuel/Heating: Forced Air, Natural Gas	R.I. Plumbing:	Fixtures Rmvd: No	
Outdoor Area: Balcony(s), Patio(s), Rooftop Deck	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Torch-On			

Legal: **LOT A, BLOCK B, PLAN VAP18105, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,503	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	1,159	Main Foyer	6'3 x 5'8	Below Flex Room	13'7 x 8'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main Living Room	24'10 x 17'4	Below Storage	43'8 x 10'3	Main 2
Finished Floor (Below):	0	Main Dining Room	12'6 x 12'4			Above 4
Finished Floor (Basement):	596	Main Kitchen	16'5 x 15'3			Above 3
Finished Floor (Total):	3,258sq. ft.	Main Solarium	16'9 x 13'3			
Unfinished Floor:	0	Main Solarium	14'8 x 10'11			
Grand Total:	3,258sq. ft.	Main Family Room	13'10 x 9'11			
Flr Area (Det'd 2nd Res):	sq. ft.	Above Primary Bedroom	22'9 x 19'11			
Suite:		Above Walk-In Closet	10' x 5'6			
Basement:Part		Above Bedroom	12'9 x 12'6			
Crawl/Bsmt. Height:	# of Levels: 3	Above Bedroom	15'1 x 12'6			
# of Kitchens: 1	# of Rooms: 15	Above Laundry	8' x 5'2			
		Below Recreation Room	24'7 x 13'2			
		Manuf Type:	Registered in MHR?:	PAD Rental:		
		MHR#:	CSA/BCE:	Maint. Fee:		
		ByLaw Restrictions:				

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

Whytecliff Architecturally designed contemporary 3 bedroom home with ocean views. Completely renovated to perfection this 3 level home has style and room for the whole family! Open living and dining room perfect for entertaining and gourmet kitchen with quartz countertops, stainless steel appliances connecting to enclosed sunroom w/vaulted ceilings/skylights and separate famroom. Upstairs: 3 spacious bedrooms w/ master bedroom suite + 4 seasons styled ensuite, walk-in closet and stunning ocean views of Howe Sound and the Tantulus range. Downstairs is perfect for teenagers or visiting guests with separate entrance. Additional features include 2 gas fireplaces, 500 square foot roof top deck with ocean views, double carport, level grass yard. This location is westcoast living at its best!