

Presented by:
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West Vancouver, British Properties Residential Detached
286 STEVENS DR, V7S 1C6 MLS# V1120477 **Active**



List Price: \$2,198,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	010-032-193
Depth/Size:	Bathrooms:	2	Type:	House with Acreage
Lot Area SqFt: 23958.00	Full Baths:	1	Approx Yr Blt:	1951
Rear Yard Exp:	Half Baths:	1	Age at List Date:	64
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$5,215 (2014)
Flood Plain:	Zoning:	SFD		

View:
 Serv. Connected: Water, Sanitary Sewer, Electricity

Style of Home: Rancher/Bungalow	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Slab	Parking Facilities: Garage; Double
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Tar & Gravel	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring:	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Natural Gas, Forced Air	
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Gas - Natural	Out Buildings:
Outdoor Area: Patio(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAP8539 LT 86 BLK 6 DL CE LD 36 GROUP 1.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'10 X 18'9			X			X
Main F.	Dining	13'3 X 9'8			X			X
Main F.	Kitchen	15'2 X 8'2			X			X
Main F.	Eating Area	15'2 X 6'6			X			X
Main F.	Family Room	22'0 X 15'2			X			X
Main F.	Den	18'11 X 18'11			X			X
Main F.	Master Bedroom	14'1 X 11'9			X			X
Main F.	Bedroom	11'9 X 11'8			X			X
Main F.	Bedroom	11'3 X 10'0			X			X
Main F.	Recreation Room	25'8 X 23'4			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	3,096	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	1
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,096	Basement Area:	None
Unfinished Floor:	29	Suite:	7
Grand Total Floor Area:	3,125		8

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

British Properties .55 acre flat estate sized property. First time offered in over 50 years this prime located property is located on one of the only completely flat properties on Stevens Drive. Well maintained 1950's post and beam 3 bdrm rancher but value is in the land. The perfect building lot to build your luxury home. Rarely available completely flat driveway with 100 feet of frontage. Backyard is gently sloping and completely private with rolling lawns. Only a few minutes away from Collingwood and Sentinel School, Hollyburn Club and Capilano Golf Course. One of the most prestigious locations in all of West Vancouver.