



Presented by:
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Active
R3159500
Board: V
House/Single Family

5811 EAGLE ISLAND

West Vancouver
Eagle Harbour
V7W 1V6

Residential Detached

\$1,495,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,495,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1932
Frontage(feet): 167.00	Bathrooms: 2	Age: 94
Frontage(metres): 50.90	Full Baths: 2	Zoning: RS6
Depth / Size: 113 x 134 x	Half Baths: 0	Gross Taxes: \$3,794.15
Lot Area (sq.ft.): 11,431.00	Rear Yard Exp: West	For Tax Year: 2024
Lot Area (acres): 0.26	P.I.D.: 011-114-193	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv: Eagle Island		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2015**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **0** Parking Access:
Parking: **Other**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 8, BLOCK 11, PLAN VAP5604, DISTRICT LOT 774, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Storage Shed**

Finished Floor (Main):	1,160	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	10'11 x 7'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19'3 x 13'5			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'6 x 11'11			x	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	15'2 x 9'4			x	
Finished Floor (Total):	1,160sq. ft.	Main	Bedroom	7'9 x 7'9			x	
Unfinished Floor:	0	Main	Bedroom	12' x 9'6			x	
Grand Total:	1,160sq. ft.	Main	Mud Room	6'4 x 4'11			x	
Flr Area (Det'd 2nd Res):	266sq. ft.	Main	Utility	9'4 x 7'6			x	
Suite:		Main	Flex Room	10'6 x 6'5			x	
Basement:None		Above	Bedroom	17'6 x 6'2			x	
		Main	Workshop	10'6 x 6'5			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **1** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **11** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

A Magical Island Cottage in the Heart of West Vancouver. Ever dreamed of living on a private island, yet remaining just minutes from everything West Vancouver has to offer? Shared by only 25 neighbours, this fully serviced Eagle Harbour island feels worlds away, yet is just a 3-minute ride aboard your private pontoon boat. Built in 1932, this charming 3-bedroom cottage captures the spirit of old West Vancouver cottage country — like having your own Gulf Island escape without leaving the city. Lovingly renovated, enjoy sun-drenched decks, a private hot tub, perennial gardens, ponds, vegetable garden and detached guest suite. This isn't simply a house — it's a lifestyle and a rare piece of old West Vancouver. A Gulf Island lifestyle in the heart of West Vancouver. Quite simply, magical.