



Presented by:
Tom A Hassan
 Royal LePage Sussex-Tom Hassan
 Phone: 604-809-9777
<http://www.tomhassan.com>
tom@tomhassan.com

Active
R2012353

Board: V
 House/Single Family

4045 ROSE CRESCENT

West Vancouver
 Sandy Cove
 V7V 2N6

Residential Detached

\$2,750,000 (LP)

(SP)



Sold Date:	Frontage (feet):	90.00	Approx. Year Built:	1983	
Depth / Size (ft.):	143/84/136	Bedrooms:	5	Age:	32
Lot Area (sq.ft.):	12,240.00	Bathrooms:	3	Zoning:	SFD
Flood Plain:		Full Baths:	2	Gross Taxes:	\$4,768.00
Rear Yard Exp:		Half Baths:	1	For Tax Year:	2011
Approval Req?:				Tax Inc. Utilities?:	No
If new, GST/HST inc?:				P.I.D.:	006-973-183

View: **Yes: Nice view of the Ocean**
 Complex / Subdiv: **Sandy Cove**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Slab**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Wood**

Total Parking: **4** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL VAP 19709 LOT D BLK 5 DL 559 LD 36 GROUP 1**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'3 x 13'0	Above	Bedroom	19'1 x 11'5			x
Main	Dining Room	15'1 x 9'2	Above	Bedroom	19'2 x 8'1			x
Main	Kitchen	14'9 x 8'8	Above	Bedroom	15'6 x 8'6			x
Main	Pantry	6'0 x 5'7	Above	Bedroom	12'1 x 9'3			x
Main	Family Room	21'1 x 10'6			x			x
Main	Eating Area	9'6 x 7'5			x			x
Main	Den	11'2 x 10'8			x			x
Main	Foyer	7'9 x 6'1			x			x
Main	Laundry	5'5 x 3'3			x			
Above	Master Bedroom	14'8 x 13'5			x			

Finished Floor (Main):	1,256	# of Rooms:	14	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	1,586	# of Kitchens:	1	2	Above	4	Yes					
Finished Floor (Below):	0	# of Levels:	2	3	Above	3	No					
Finished Floor (Basement):	0	Suite:		4								
Finished Floor (Total):	2,842 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	376	Beds in Basement: 0	Beds not in Basement: 5	6								
Grand Total:	3,218 sq. ft.	Basement: None		7								
				8								

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

Nantucket Style on one of West Vancouver's favorite semi-waterfront enclave of homes with nice ocean view. This authentic styled Cape Cod home is located on a flat sunny and private 12,240 square foot property with an additional 5,000 sq.ft. of landscaped greenbelt. 5 bedroom home oozes with Eastcoast beach house charm with open staircases, vaulted ceilings, pine doors, antique style windows and so much more. Families will love the flat yard, kids playhouse, Stanley Park gardens. Many recent renovations including country style kitchen, wood shake roof. Rose Crescent is one of West Van's most popular family streets with Sandy Cove Beach only a 5 minute walk from your front door. This is true semi-waterfront Nantucket living and only 5 minute drive to all the amenities in Dunderave Village