

Presented by:  
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West Vancouver, British Properties MLS# V944346 Residential Detached  
**340 MULGRAVE PL, V7S 1H1** **Active**



List Price: \$1,649,000

Complex/Subdiv:

Frontage: 96.90 ft	Bedrooms: 4	PID: 002-858-452
Depth/Size: 187 x 95 x 18	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 17860.00	Full Baths: 2	Approx Yr Blt: 1965
Rear Yard Exp:	Half Baths: 1	Age at List Date: 47
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,409 (2011)
Flood Plain:	Zoning: SFD	

View: Y - Partial City view from main floor and 2nd floor  
 Serv. Connected: Natural Gas, Sanitary Sewer, Water, Electricity

Style of Home: 2 Storey	Total Parking: 4	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:
Type of Roof: Wood		Dist to School Bus:
Renovations: Partly	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Hot Water		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Wood		Out Buildings:
Outdoor Area: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL VAP12313 LT 1 BLK 1 DL CE LD 36 GROUP 1.  
 Amenities: Swirlpool/Hot Tub  
 Site Influences: Cul-de-Sac, Golf Course Nearby, Private Setting, Private Yard, Shopping Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 21'	Above	Bedroom	12' X 11'			X
Main F.	Dining	14' X 10'	Above	Playroom	20' X 19'			X
Main F.	Kitchen	10' X 10'			X			X
Main F.	Eating Area	10' X 11'			X			X
Main F.	Family Room	13' X 18'			X			X
Main F.	Laundry	9' X 9'			X			X
Main F.	Mud Room	10' X 13'			X			X
Above	Master Bedroom	15' X 12'			X			X
Above	Bedroom	14' X 12'			X			
Above	Bedroom	17' X 11'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,613	Total # Rooms: 12	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,543	# Kitchens: 1	2 6 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 3,156	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,156		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

British Properties Tudor family home on almost 1/2 acre of level land. The ultimate family home with 4 bdrms and spacious playroom up. Main floor features traditional separate living and dining room, open kitchen with large eating area and connecting family room. City views from main and 2nd floor, spacious 1000 sq.ft sundeck with hot tub. Many updates + HW floors. Most rooms overlook your own Stanley Park which includes a completely fenced backyard, fish pond and gardens. Located on a private .40 acres lot at the end of a cul-de-sac. Minutes drive from Hollyburn Club, Sentinel Secondary, Collingwood School and Downtown. This is the family home you have been looking for and very well priced in this prestigious location.