



Presented by:
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Active
R2991111
Board: V
House/Single Family

170 MOUNTAIN DRIVE

West Vancouver
Lions Bay
V0N 2E0

Residential Detached

\$2,298,000 (LP)

(SP)



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,498,000 |
| Meas. Type: Feet | Bedrooms: 3 | Approx. Year Built: 1988 |
| Frontage(feet): 100.00 | Bathrooms: 4 | Age: 37 |
| Frontage(metres): 30.48 | Full Baths: 2 | Zoning: SFD |
| Depth / Size: | Half Baths: 2 | Gross Taxes: \$5,618.45 |
| Lot Area (sq.ft.): 18,900.00 | Rear Yard Exp: South | For Tax Year: |
| Lot Area (acres): 0.43 | P.I.D.: 007-822-316 | Tax Inc. Utilities?: |
| Flood Plain: | | Tour: Virtual Tour URL |
| View: : Panoramic Water Island | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: Electricity, Septic, Water | | |
| Sewer Type: | Water Supply: City/Municipal | |

Style of Home: **Reverse 2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Other**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
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: **PL VAP14452 LT 64 BLK A DL 1814 LD 36 GROUP 1**

Amenities:

Site Influences: **Private Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| | | | | | | | | | |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main): | 1,420 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 0 | Main | Foyer | 19' x9'7 | | | x | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 23'6 x15' | | | x | Main | 2 |
| Finished Floor (Below): | 1,680 | Main | Dining Room | 10' x12' | | | x | Main | 2 |
| Finished Floor (Basement): | 257 | Main | Kitchen | 14'3 x11'9 | | | x | Below | 7 |
| Finished Floor (Total): | 3,357sq. ft. | Main | Eating Area | 12'1 x10'10 | | | x | Below | 3 |
| Unfinished Floor: | 0 | Main | Laundry | 10'11 x9'6 | | | x | | |
| Grand Total: | 3,357sq. ft. | Below | Primary Bedroom | 21'6 x13'5 | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Below | Bedroom | 10'10 x9'6 | | | x | | |
| Suite: | | Below | Bedroom | 15' x9'11 | | | x | | |
| Basement:Part | | Below | Recreation Room | 16'5 x14'11 | | | x | | |
| | | Below | Wine Room | 11' x6' | | | x | | |
| | | Bsmt | Utility | 15'6 x14'3 | | | x | | |
| | | | | x | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 1 | # of Rooms: 12 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

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

One of the best views you can find in Lions Bay. Unobstructed views of Howe Sound, Bowyer Island and West Vancouver coastline from almost one half acre of land (18,900 square feet). Custom built by architect Dick Goldammer, this unique 3 bedroom contemporary has all primary rooms facing the incredible views. Spacious living room with vaulted ceilings and floor to ceiling windows, skylights. Enjoy the privacy, nature trails and development potential from this oversized lot. Extras include outdoor hot tub, wine room, triple glazed windows, hot water heat, central lighting controls, electric blinds and amazing garage with 2 piece bathroom and upper loft/home office. Well maintained, cedar siding, potential secondary coach house building site. Endless possibilities with this property!