



Presented by:

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Active
R2643705

Board: V
House/Single Family

443 NEWLANDS PLACE

West Vancouver
Cedardale
V7T 1W4

Residential Detached

\$2,298,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,298,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1961
Frontage(feet): 77.00	Bathrooms: 2	Age: 61
Frontage(metres): 23.47	Full Baths: 2	Zoning: RS-3
Depth / Size: 206x123x125	Half Baths: 0	Gross Taxes: \$4,925.09
Lot Area (sq.ft.): 15,880.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.36	P.I.D.: 009-017-305	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: No :		
Complex/Subdiv: Cedardale		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Multiple		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Slab	Dist. to Public Transit: 4 blocks	Dist. to School Bus: 3 blocks	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: Yes		
R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel: Wood	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas	Floor Finish: Wall/Wall/Mixed		
Outdoor Area: Sundeck(s)			
Type of Roof: Tar & Gravel			

Legal: **LOT 10, PLAN VAP9999, DISTRICT LOT 1073, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,363	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	19'11 x 17'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'1 x 11'2			x	Main 4
Finished Floor (Below):	1,441	Main	Kitchen	12'7 x 7'10			x	Below 3
Finished Floor (Basement):	0	Main	Eating Area	12'7 x 6'9			x	
Finished Floor (Total):	2,804sq. ft.	Main	Master Bedroom	12'6 x 11'11			x	
Unfinished Floor:	0	Main	Bedroom	9' x 10'1			x	
Grand Total:	2,804sq. ft.	Main	Bedroom	12'7 x 11'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Foyer	15' x 14'6			x	
Suite:		Below	Recreation Room	32' x 13'7			x	
Basement: None		Below	Bedroom	15'9 x 13'11			x	
Crawl/Bsmt. Height:	# of Levels: 2	Below	Den	13'8 x 13'11			x	
# of Kitchens: 1	# of Rooms: 13	Below	Laundry	9'4 x 9'			x	
		Below	Utility	5'5 x 6'8			x	
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Cedardale Post Modern! First time offered in 35 years, this 4 bedroom home has been well maintained over the years and offers the perfect opportunity to customize and renovate to your style. Huge 15,880 sq.ft. flat lot on private cul-de sac. Grand entrance, 2 stories above ground, vaulted ceilings, floor to ceiling glass, natural wood plank ceilings in living dining rooms, hardwood floors, great square footage, 3 bedrooms, living, dining, kitchen on upper floor and 2 bedrooms, recreation room separate access on main floor. Great family house with room for a turn-key suite or in-law accommodation with level entry. Covered carport, huge sundeck, flat grass yard. Located within a few blocks of Ecole Cedardale IB Elementary School; Park Royal Shopping. A great family starter home in prime WV