



Presented by:  
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**Active** **R2244407** **2750 ROSEBERY AVENUE** Residential Detached  
 Board: V West Vancouver **\$3,388,000** (LP)  
 House/Single Family Queens V7V 3A2 (SP)



Sold Date: Frontage (feet): **125.80** Original Price: **\$3,388,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1956**  
 Depth / Size: Bathrooms: **2** Age: **62**  
 Lot Area (sq.ft.): **12,966.00** Full Baths: **2** Zoning: **SFD**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,120.85**  
 Rear Yard Exp: For Tax Year: **2015**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **009-833-552**  
 Tour:  
 View: **Yes: Ocean View**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Carpport; Multiple</b>
Exterior: <b>Wood</b>	Dist. to Public Transit:
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b> Dist. to School Bus:
Rain Screen:	Property Disc.: <b>Yes</b>
Renovations:	PAD Rental:
# of Fireplaces: <b>3</b>	Fixtures Leased: <b>No</b> :
Fireplace Fuel: <b>Natural Gas, Wood</b>	Fixtures Rmvd: :
Water Supply: <b>City/Municipal</b>	Floor Finish:
Fuel/Heating: <b>Forced Air, Natural Gas</b>	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>	
Type of Roof: <b>Tar &amp; Gravel</b>	

Legal: **PL VAP9005 LT 17 BLK A DL 815 LD 36**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 14'1	Below	Laundry	11'9 x 10'7			x
Main	Kitchen	15'7 x 10'0			x			x
Main	Dining Room	11'5 x 10'5			x			x
Main	Family Room	15'10 x 11'1			x			x
Main	Foyer	7'7 x 5'7			x			x
Main	Master Bedroom	13'6 x 12'3			x			x
Main	Walk-In Closet	11'1 x 7'6			x			x
Below	Bedroom	11'6 x 10'0			x			x
Below	Bedroom	14' x 9'			x			
Below	Recreation	17'9 x 14'2			x			

Finished Floor (Main): <b>1,335</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>1,024</b>	# of Levels: <b>2</b>	2	Below	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>2,359 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b>	5				Door Height:
Grand Total: <b>2,359 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>	6				
		7				
		8				

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

**Stunning Panoramic water views from this renovated 3 bedroom home with 2,300 square feet, outdoor swimming pool and 12,966 square foot of privacy. 15 trees have recently been removed from the property creating one of the most beautiful water views from this prestigious Queens Upper Dundarave location. Post and Beam post modern architecture with open plan, gently sloping driveway. Great opportunity to move into current home as is; investors can hold and rent; or build your dream home. Located within minutes of West Vancouver Secondary, Collingwood Private School, Irwin Park Elementary and Dundarave Village.**