

Presented by:
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West Vancouver, Sentinel Hill Residential Detached
860 BURLEY DR, V7T 1Z6 **MLS# V918646** **Active**



List Price: \$1,115,000

Complex/Subdiv:

Frontage: 88.49 ft	Bedrooms: 3	PID: 005-308-275
Depth/Size: 143.89	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 12733.00	Full Baths: 1	Approx Yr Blt: 1956
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 55
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,151 (2011)
Flood Plain:	Zoning: SFD	

View: Y - Mountains
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Rancher/Bungalow	Total Parking: 3	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Open	
Exterior: Mixed, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 4 blocks
Type of Roof: Asphalt		Dist to School Bus: 4 blocks
Renovations: Partly	Reno Year:	Possession:
Flooring: Hardwood, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 20' x 12'
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: Y - DR Chandelier		

Legal: PL 9106 LT 9 DL 1069 LD 36 PART S 1/2, GROUP 1.
 Amenities: Garden, Green House, Storage, Workshop Detached
 Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Security System, Storage Shed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 14'1"			X			X
Main F.	Kitchen	14'8" X 10'5"			X			X
Main F.	Dining	10'11" X 9'5"			X			X
Main F.	Den	10'10" X 9'5"			X			X
Main F.	Master Bedroom	14'4" X 10'5"			X			X
Main F.	Bedroom	11'8" X 10'11"			X			X
Main F.	Bedroom	10'8" X 10'1"			X			X
Main F.	Storage	13'6" X 11'3"			X			X
Main F.	Laundry	3'9" X 5'3"			X			
Main F.	Utility	6'6" X 4'10"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,490	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,490	Basement Area: None	5
		6
Unfinished Floor: 170	Suite:	7
Grand Total Floor Area: 1,660		8

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

Immaculate 3 bedroom rancher with family room in prime Ambleside location. Many updates over the years. Stunning gardens, level grass yard. Private 12,733 square foot lot has panoramic mountain views and sunny southern exposure. Located within 4 blocks to Ridgeview Elementary School (0-7) and 9 blocks to West Vancouver Secondary. One of the best priced homes in West Vancouver. Last chance to own a home in this price range. Be Quick!