



Presented by:

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Active
R2738711
Board: V
House/Single Family

59 BONNYMUIR PLACE

West Vancouver
Glenmore
V7S 1K8

Residential Detached
\$2,685,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,685,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1967
Frontage(feet): 82.00	Bathrooms: 3	Age: 55
Frontage(metres): 24.99	Full Baths: 3	Zoning: RS-3
Depth / Size: 224x86x190	Half Baths: 0	Gross Taxes: \$6,214.00
Lot Area (sq.ft.): 16,815.00	Rear Yard Exp: West	For Tax Year:
Lot Area (acres): 0.39	P.I.D.: 009-038-931	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Panoramic City View		
Complex/Subdiv: Glenmore		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: Rancher/Bungalow w/ Bsmt.	Total Parking: 4	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations: Partly	Reno. Year: 2010	Title to Land: Freehold NonStrata	
# of Fireplaces: 3	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Natural Gas, Wood	Rain Screen:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas	Metered Water: Yes	Fixtures Rmvd: No	
Outdoor Area: Patio(s), Sundeck(s)	R.I. Plumbing:	Floor Finish: Wall/Wall/Mixed	
Type of Roof: Asphalt			

Legal: **LOT 29 BLOCK 5 DISTRICT LOT 806 PLAN 11723**

Amenities: **Pool; Outdoor**

Site Influences: **Cul-de-Sac, Golf Course Nearby, Private Setting**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,616	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	8'2 x 3'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	19' x 13'1			x	Main 3
Finished Floor (Below):	1,197	Main	Dining Room	11'2 x 10'3			x	Main 3
Finished Floor (Basement):	0	Main	Kitchen	13'8 x 10'1			x	Below 3
Finished Floor (Total):	2,813sq. ft.	Main	Family Room	20'5 x 13'1			x	
Unfinished Floor:	0	Main	Master Bedroom	13'9 x 13'9			x	
Grand Total:	2,813sq. ft.	Main	Bedroom	9'8 x 12'10			x	
		Main	Bedroom	9'1 x 9'7			x	
		Below	Recreation Room	19'1 x 17'2			x	
		Below	Games Room	11'5 x 15'1			x	
		Below	Bedroom	11'5 x 12'4			x	
		Below	Laundry	8' x 6'3			x	
		Below	Storage	6'11 x 12'2			x	
Suite:								
Basement: Fully Finished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

British Properties Glenmore 4 bedroom home with panoramic city views and first time offered in over 40 years! Meticulously maintained and renovated over the years, this fantastic family home checks all the must have boxes on your dream home list. Private cul-de-sac, flat yard, huge sundeck, swimming pool, oversized one third acre and a drop your jaw view. Families will love the traditional floorplan with 3 bedrooms up and spacious living, dining, kitchen and connecting family room all facing the view! Lower level perfect for teens with recreation/media/games and 4th bedroom. Many recent updates including all 3 bathrooms, sundeck and glass railings, aggregate concrete patios, gas fireplace mantles, windows, skylights.