

Presented by:  
**Tom Hassan**  
 Prudential Sussex Realty - Tom Hassan  
 Phone: 604-925-2911 Cell: 604-809-9777  
 Email: [tom@tomhassan.com](mailto:tom@tomhassan.com)  
 Website: [www.tomhassan.com](http://www.tomhassan.com)

West Vancouver, Eagle Harbour Residential Detached  
**5721 WESTPORT CT, V7W 2X9** **MLS# V1069319** **Active**



List Price: \$2,395,000

Complex/Subdiv:

Frontage: 120.00 ft	Bedrooms: 6	PID: 007-188-455
Depth/Size: IRR	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 17400.00	Full Baths: 4	Approx Yr Blt: 1996
Rear Yard Exp: SE	Half Baths: 1	Age at List Date: 18
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,655 (2013)
Flood Plain:	Zoning: SFD	

View:  
 Serv. Connected: Water, Sanitary Sewer, Natural Gas, Electricity

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing: 1 Block	Dist to School Bus: 1 Block
Type of Roof: Wood	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring:		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Natural Gas, Forced Air		
No. of Fireplaces: 4	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP18263 LT 22 BLK B DL 773 LD 36 GROUP 1.  
 Amenities:  
 Site Influences: Cul-de-Sac  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	10' X 8'4	Above	Walk-In Closet	10' X 10'			X
Main F.	Living Room	22'2 X 14'	Above	Bedroom	13'6 X 12'			X
Main F.	Dining	17' X 12'	Above	Bedroom	14' X 12'			X
Main F.	Kitchen	13' X 10'6	Above	Bedroom	14' X 11'6			X
Main F.	Eating Area	10'6 X 10'4	Below	Bedroom	12' X 11'4			X
Main F.	Pantry	6'6 X 5'	Below	Bedroom	12' X 11'4			X
Main F.	Family Room	17'8 X 14'	Below	Recreation Room	22'3 X 17'8			X
Main F.	Den	11'6 X 11'2	Below	Playroom	38' X 20'			X
Main F.	Laundry	12'8 X 5'6						X
Above	Master Bedroom	17'10 X 14'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,816	Total # Rooms: 18	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,594	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 2,271	Finished Levels: 3	3 5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 5,681	Basement Area: Full, Partly Finished	5 4 Piece; Ensuite: N; Level: Below
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 5,681		8

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

One of West Van's most respected builders, "Bradner" created this incredible 6 bedroom luxurious family home located on a private 17,400 sq.ft. lot. Located on a private cul-de-sac, this 5,681 sq.ft. 3 level craftsman style home has room for your large family and room for 2 bedroom suite on lower level. Main floor features entertainment sized rooms w/ kitchen family room combination and separate living, dining and den opening to covered porch overlooking the rolling lawns and stunning gardens. Up: spacious mbdm w/ huge WI closet with private balcony and 4 additional bdrms all ensuite. Down: 2 more bdrms, summer kitchen, playroom, media room...perfect for kids! Within blocks to schools, parks, beach, rec centre. Pure quality.