

Presented by:
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West Vancouver, Dunderave MLS# V105541 Residential Detached
2337 JEFFERSON AV, V7V 2B1 **Active**



List Price: \$2,198,000

Complex/Subdiv:

Frontage: 69.60 ft	Bedrooms: 5	PID: 013-527-428
Depth/Size: 132	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 9187.00	Full Baths: 2	Approx Yr Blt: 1938
Rear Yard Exp:	Half Baths: 0	Age at List Date: 76
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,763 (2013)
Flood Plain:	Zoning: SFD	

View: Y - Panoramic Ocean and Vancouver Island View from second floor
 Serv. Connected: Community

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

Legal: PL VAP2709 LT 22 BLK 9 DL 554 LD 36 GROUP 1.
 Amenities:
 Site Influences: Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23'10 X 11'11	Below	Laundry	34'7 X 11'3			X
Main F.	Dining	10'10 X 11'0	Below	Other	6'4 X 23'1			X
Main F.	Kitchen	15'9 X 11'0			X			X
Main F.	Bedroom	8'5 X 11'1			X			X
Main F.	Bedroom	11'1 X 10'6			X			X
Above	Master Bedroom	10'3 X 15'2			X			X
Above	Bedroom	8'6 X 6'8			X			X
Above	Bedroom	13'4 X 10'0			X			X
Below	Recreation Room	16'5 X 11'7			X			
Below	Recreation Room	14'9 X 12'4			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,071	Total # Rooms: 12	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 639	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Down: 505	Finished Levels: 3	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,215	Basement Area: Full, Partly Finished	5
		6
Unfinished Floor: 579	Suite:	7
Grand Total Floor Area: 2,794		8

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

This is the lot you have been waiting for. Located on the Golden Block of Dunderave, this sensational 70 x 132 foot northside property has a panoramic view from inner harbour to Vancouver Island. Rarely available 9,187 sqft on one of Dunderaves most desirable streets. This classic 3 level character home has been meticulously maintained by the current owners who have enjoyed this house for over 30 years. Floor plan features: separate living, dining, kitchen and bedroom on the main floor and 2 spacious bedrooms up and full basement. Updates over the years include: kitchen, bathroom, roof, furnace and hot water tank. Please do not walk on the property without an appointment. Lots like these are almost impossible to find.