



Presented by:  
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**Active**  
**R3061973**  
Board: V  
House/Single Family

**1159 EYREMOUNT DRIVE**

West Vancouver  
British Properties  
V7S 2C4

Residential Detached

**\$5,480,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,480,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1981</b>
Frontage(feet): <b>105.21</b>	Bathrooms: <b>4</b>	Age: <b>45</b>
Frontage(metres): <b>32.07</b>	Full Baths: <b>3</b>	Zoning: <b>SFD</b>
Depth / Size: <b>213 x 240 x</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$11,923.37</b>
Lot Area (sq.ft.): <b>42,515.00</b>	Rear Yard Exp: <b>North</b>	For Tax Year: <b>2015</b>
Lot Area (acres): <b>0.98</b>	P.I.D.: <b>002-695-251</b>	Tax Inc. Utilities?:
Flood Plain:	Tour: <b>Virtual Tour URL</b>	
View: <b>Yes: 180 degree unobstructed</b>		
Complex/Subdiv: <b>British Properties</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>Water Supply: City/Municipal</b>		

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Completely**  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Wood**

Reno. Year: **2005**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**  
Parking: **Grge/Double Tandem**  
Driveway Finish: **Asphalt**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **PL VAP9481 LT 20 BLK 35 DL CE LD 36**

Amenities:  
Site Influences:  
Features:

Finished Floor (Main):	1,850	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,600	Main	Living Room	21' x 14'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	15' x 15'			x	Above 6
Finished Floor (Below):	1,500	Main	Dining Room	24' x 16'			x	Above 4
Finished Floor (Basement):	0	Main	Nook	10' x 10'			x	Main 2
Finished Floor (Total):	4,950sq. ft.	Main	Family Room	24' x 16'			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	24' x 16'			x	
Grand Total:	4,950sq. ft.	Above	Bedroom	24' x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	32' x 20'			x	
		Below	Wine Room	10' x 12'			x	
							x	
							x	
							x	
Suite:							x	
Basement: Full							x	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **9**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**Trophy Property! Without Question one of the largest and most incredible view properties available in Vancouver. 42,515 square foot one acre estate property features a 180 degree unobstructed view. From Mount Baker to Vancouver Skyline to LG Bridge to the Gulf Islands. 5,000 sq.ft. English Tudor has been renovated over the years and is perfectly livable as is but value is in the LAND. 3 -4 bedrooms, spacious rooms, 4 car garage. The most expensive homes to ever sell in the British Properties surround this property (\$10-11 Million). Exterior landscape features outdoor swimming pool, level English gardens. This signature property is truly one of a kind and anyone looking for the best of the best should consider owning this property. Lots like these are rare and are a privilege to own.**