

Presented by:
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West Vancouver, Queens Residential Detached
2740 ROSEBERY AV, V7V 3A2 **MLS# V1142518** **Active**



List Price: \$2,598,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	009-833-528
Depth/Size:	Bathrooms:	0	Type:	House/Single Family
Lot Area SqFt: 17805.00	Full Baths:	0	Approx Yr Blt:	1956
Rear Yard Exp:	Half Baths:	0	Age at List Date:	59
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$5,695 (2015)
Flood Plain:	Zoning:	SFD		

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

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Other	Parking Facilities: Other	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Other		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Other		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP9005 LT 16 BLK A DL 815 LD 36 GROUP 1, OF LOT 3.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	6'3 X 14'9	Below	Bedroom	12'5 X 14'9			X
Main F.	Living Room	20' X 15'11	Below	Mud Room	10'0 X 6'0			X
Main F.	Dining	11'5 X 20'9	Below	Den	10'3 X 12'8			X
Main F.	Kitchen	11'5 X 11'0	Below	Storage	9'0 X 7'3			X
Main F.	Eating Area	11'2 X 14'8	Below	Flex Room	9'0 X 8'5			X
Main F.	Master Bedroom	12'4 X 18'	Below	Flex Room	11'5 X 8'0			X
Main F.	Walk-In Closet	8'11 X 8'5						X
Main F.	Family Room	18'6 X 20'7						X
Main F.	Laundry	7'7 X 5'9						X
Below	Bedroom	12'4 X 14'9						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,025	Total # Rooms: 16	1 0 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 ; Ensuite: N; Level: Main F.
Finished Floor Down: 1,335	Finished Levels: 2	3 ; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 3,360	Basement Area: Full, Fully Finished	5
		6
Unfinished Floor: 208	Suite:	7
Grand Total Floor Area: 3,568		8

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

Once in a lifetime opportunity to purchase 2 side by side homes in upper Dundarave-Queens. 2740 Rosebery features 17,800 sq.ft. lot, 3,600 sq.ft. homewith panoramic views and pool. 2750 Rosebery is a renovated 3 bedroom home on 12,000 sq.ft/lot with swimming pool. Renovate or build new or join bothproperties to create 30,000 sq.ft. estate.