

Presented by:
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West Vancouver, Dunderave Residential Detached
2354 KINGS AV, V7V 2C4 MLS# V1090508
Active



List Price: \$2,328,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 6	PID: 013-527-274
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 7920.00	Full Baths: 2	Approx Yr Blt: 1942
Rear Yard Exp:	Half Baths: 0	Age at List Date: 72
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,971 (2014)
Flood Plain:	Zoning: SFD	

View: Y - Some water view from second level.
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

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

Legal: PL VAP2709 LT 8 BLK 9 DL 554 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'11 X 15'7	Below	Kitchen	11'5 X 8'9			X
Main F.	Dining	11'1 X 9'9	Below	Bedroom	13'9 X 10'0			X
Main F.	Kitchen	11'6 X 9'3	Below	Walk-In Closet	10'2 X 6'1			X
Main F.	Eating Area	8'7 X 7'8	Below	Bedroom	12'10 X 10'6			X
Main F.	Master Bedroom	11'11 X 11'1	Below	Bedroom	10'3 X 9'2			X
Main F.	Bedroom	10'0 X 8'2	Below	Laundry	6'6 X 4'11			X
Main F.	Bedroom	7'10 X 6'11	Below	Utility	6'7 X 4'7			X
Main F.	Eating Area	3'6 X 3'6			X			X
Below	Living Room	14'7 X 11'7			X			
Below	Dining	9'0 X 8'2			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,045	Total # Rooms:	17
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,263	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,308	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	35	Suite:	Legal Suite
Grand Total Floor Area:	2,343		7
			8

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

Ocean Views from 2nd Floor. The best lot on the best street. Without doubt the best family steet in WVAn. Considered to be the golden block of Dunderave this south side 60 x 132 foot completely private lot is the perfect holding property, live in as is, or build your dream home on one of the nicest streets in Dunderave...this is one of the last southside lots on this 100 block without a new house on it. Well maintained,renovated over the years. Main floor: 2 bdrms, dining, living and kitchen opening to large sundeck and private grass yard. Down is registered 3 bdrm suite completely renovated from studs 10 years ago. Detached workshop, 1 car carport. One block to Irwin Park School, few blocks to Rec Centre, Village and Waterfront