



Presented by:

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Active
R2798102
Board: V
House/Single Family

4278 MORGAN CRESCENT

West Vancouver
Cypress
V7V 2N9

Residential Detached

\$4,198,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,198,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1998
Frontage(feet): 60.00	Bathrooms: 3	Age: 25
Frontage(metres): 18.29	Full Baths: 3	Zoning: SFD
Depth / Size: 262 Irregular	Half Baths: 0	Gross Taxes: \$12,400.41
Lot Area (sq.ft.): 16,553.00	Rear Yard Exp: North	For Tax Year: 2022
Lot Area (acres): 0.38	P.I.D.: 006-361-072	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: Yes: Panoramic Harbour Views		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: Water Supply: City/Municipal		

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2 Covered Parking: 2 Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double
Exterior: Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 block Dist. to School Bus: 1 block
Renovations: Partly	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No :
Outdoor Area: Patio(s), Sundeck(s)	Floor Finish: Wall/Wall/Mixed
Type of Roof: Other	

Legal: **LOT 3, BLOCK 15, PLAN VAP5799, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Setting**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,327	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,062	Main	Living Room	19' x 18'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 11'			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	15' x 11'6"			x	Above 4
Finished Floor (Basement):	1,256	Main	Den	14' x 17'			x	Above 3
Finished Floor (Total):	3,645 sq. ft.	Above	Primary Bedroom	18'2" x 17'3"			x	
Unfinished Floor:	0	Above	Bedroom	15'5" x 15'1"			x	
Grand Total:	3,645 sq. ft.	Above	Bedroom	10'7" x 14'3"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'2" x 7'10"			x	
		Below	Laundry	8' x 9'			x	
		Below	Recreation Room	17' x 14'			x	
Suite:							x	
Basement: Part							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Sussex - Tom Hassan** **RE/MAX Crest Realty**

Westcoast modern contemporary with panoramic ocean views 2 blocks from Cypress waterfront. This stunning 3 bedroom home features a 16,553 square foot lot that is private and flat. Main floor perfect for families or entertainers with oversized walk-out sundeck overlooking the close in views of the water and city skyline. Traditional floor plan with 3 bedroom up and lower level recreation level with attached 2 car garage. You will love this location within one minute walk to Cypress Park Primary Elementary School with Rockridge Secondary catchment, public tennis court and the trendy new Isetta Cafe Bistro across the street and public access to the waterfront.