



Presented by:

# Tom Hassan

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**Active**  
**R3056120**  
Board: V  
House with Acreage

**2090 26TH STREET**  
West Vancouver  
Queens  
V7V 4K4

Residential Detached  
**\$5,998,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$5,998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1966</b>
Frontage(feet): <b>141.00</b>	Bathrooms: <b>4</b>	Age: <b>59</b>
Frontage(metres): <b>42.98</b>	Full Baths: <b>2</b>	Zoning: <b>RS3</b>
Depth / Size: <b>150</b>	Half Baths: <b>2</b>	Gross Taxes: <b>\$11,547.45</b>
Lot Area (sq.ft.): <b>21,344.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.49</b>	P.I.D.: <b>004-394-071</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: <b>Yes: Panoramic ocean + city</b>		
Complex/Subdiv: <b>Queens Upper Dunderave</b>		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Rancher/Bungalow w/ Bsmt.</b>	Total Parking: <b>4</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Brick, Stucco, Wood</b>	Driveway Finish: <b>Asphalt</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>2 blocks</b>	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: <b>Freehold NonStrata</b>		
# of Fireplaces: <b>2</b>	R.I. Fireplaces:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Natural Gas, Wood</b>	Reno. Year:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Natural Gas</b>	Rain Screen:	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Metered Water:		
Type of Roof: <b>Asphalt</b>	R.I. Plumbing:	Floor Finish: <b>Wall/Wall/Mixed</b>	

Legal: **LOT A, BLOCK 3A, PLAN VAP11182, DISTRICT LOT 815, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Swimming Pool Equip.**

Finished Floor (Main):	2,476	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	8'11 x 12'9	Below	Wine Room	11'7 x 3'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	27' x 16'11	Below	Storage	17'10 x 16'6	Main 5
Finished Floor (Below):	1,923	Main	Dining Room	14'2 x 14'	Below	Workshop	18'4 x 6'3	Main 2
Finished Floor (Basement):	0	Main	Kitchen	14' x 19'3	Below	Sauna	6'7 x 6'5	Main 1
Finished Floor (Total):	4,399sq. ft.	Main	Eating Area	13'5 x 9'1			x	Below 3
Unfinished Floor:	0	Main	Family Room	14'3 x 21'			x	
Grand Total:	4,399sq. ft.	Main	Primary Bedroom	14'1 x 18'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'11 x 11'2			x	
		Main	Laundry	8' x 8'9			x	
		Below	Recreation Room	26'8 x 16'5			x	
		Below	Bedroom	15'3 x 13'6			x	
		Below	Bedroom	14'2 x 18'			x	
		Below	Flex Room	7'10 x 11'7			x	

Suite:	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: <b>Fully Finished</b>	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Height:	ByLaw Restrictions:		
# of Levels: <b>2</b>			
# of Kitchens: <b>1</b>			
# of Rooms: <b>17</b>			

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

**West Van Upper Dunderave Queens trophy property offers world class water + city views! JUST RENOVATED + SUB-DIVISION POTENTIAL FOR 3 LOTS. 21,344 sq.ft. (almost 1/2 acre) private southside lot is one of the largest in the area. Property offers incredible 141 feet of frontage facing the view, no telephone wires, over 2000 sq.ft. of sundecks, and level grass yard. 4,086 sq.ft. home has 2 levels, 4 bdrms, entertainment sized primary rooms, vaulted ceilings, gourmet kitchen. Everything new, kitchen, bathrooms, H/W floors, decks. Down: billiards room, sauna, temperature controlled wine cellar and walk-out to the backyard and pool. Stunning pool with hot tub overlooking spectacular views. Ask L/R about recent sub-division approval on Queens. Live in now and develop later. A must see!**