

Presented by:
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West Vancouver, Dunderave Residential Detached
2390 NELSON AV, V7V 2R1 MLS# V1040243 **Active**



List Price: \$1,998,000

Complex/Subdiv:

Frontage: 45.00 ft	Bedrooms: 4	PID: 013-530-674
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 5940.00	Full Baths: 3	Approx Yr Blt: 1993
Rear Yard Exp:	Half Baths: 1	Age at List Date: 21
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,959 (2013)
Flood Plain:	Zoning: SFD	

View: Y - Panoramic harbour, island, city and bridge views
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus: 4 BLOCKS
Renovations: Partly	Reno Year: 2013	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Natural Gas, Hot Water		Mortgage Info: \$0
No. of Fireplaces: 1	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 2 BLK 4 DL 554 LD 36 GROUP 1.
 Amenities:
 Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	8'2" X 5'5"	Below	Bedroom	14'1" X 11'11"			X
Main F.	Living Room	21'4" X 14'5"	Below	Media Room	13'8" X 12'2"			X
Main F.	Dining	14'6" X 12'7"	Below	Hobby Room	14'2" X 7'11"			X
Main F.	Kitchen	17'2" X 12'1"	Below	Storage	9'10" X 6'5"			X
Main F.	Laundry	14'10" X 6'	Below	Utility	14'2" X 5'3"			X
Main F.	Nook	9'10" X 8'6"			X			X
Main F.	Solarium	12' X 4'9"			X			X
Above	Master Bedroom	14'4" X 14'			X			X
Above	Bedroom	14' X 8'10"			X			
Below	Bedroom	17'11" X 12'9"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,340	Total # Rooms: 15	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 797	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,288	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 3,425	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,425		8

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

The complete package in Dunderave! 20 years new, just renovated, panoramic city, bridge, harbour and island views, level driveway, level grass yard for kids, attached 2 car garage. This contemporary style 4 bedroom home is located in the heart of Dunderave Village. 3,600sqft on 3 levels, brand new luxury style kitchen w/separate living and dining room, 2 bdrms down. Vaulted ceilings, open sundecks, private backyard, newly painted exterior. Great value and only a minute walk to Irwin Park Elementary, Dunderave Village, Seawall. One of the best buys in Dunderave!