



Presented by:  
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**Active**  
**R2150289**  
 Board: V  
 House/Single Family

**3321 RADCLIFFE AVENUE**  
 West Vancouver  
 West Bay  
 V7V 1G7

Residential Detached  
**\$3,295,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **53.90** Original Price: **\$3,450,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1923**  
 Depth / Size: **125.75x50** Bathrooms: **3** Age: **94**  
 Lot Area (sq.ft.): **6,591.00** Full Baths: **2** Zoning: **SFD**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,642.10**  
 Rear Yard Exp: For Tax Year: **2016**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **011-265-779**  
 Tour:

View: **Yes: Water**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year:  
 # of Fireplaces: **2** R.I. Plumbing:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **0** Parking Access: **Rear**  
 Parking: **Open**  
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **PL VAP4979 LT 21 BLK 2 DL 557 LD 36**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'2 x 14'0	Below	Bedroom	13'6 x 11'6			x
Main	Kitchen	13'3 x 9'7	Below	Kitchen	20'2 x 6'0			x
Main	Dining Room	14'2 x 13'7	Below	Living Room	19'5 x 13'9			x
Main	Den	14'0 x 9'3	Below	Laundry	12'8 x 6'0			x
Above	Master Bedroom	13'6 x 13'6			x			x
Above	Office	8'0 x 5'0			x			x
Above	Dressing Room	8'0 x 5'0			x			x
Above	Bedroom	12'5 x 11'8			x			x
Above	Bedroom	13'7 x 7'0			x			
Above	Bedroom	7'8 x 7'2			x			

Finished Floor (Main):	<b>1,065</b>	# of Rooms:	<b>14</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>795</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>			Barn:
Finished Floor (Below):	<b>1,038</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>			Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Below</b>	<b>4</b>	<b>No</b>			Pool:
Finished Floor (Total):	<b>2,898 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5						Door Height:
Grand Total:	<b>2,898 sq. ft.</b>	Beds not in Basement:	<b>5</b>	6						
		Basement:	<b>Fully Finished</b>	7						
				8						

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

**Classic Nantucket Beach with stunning close-in ocean and city views. 1st time offered since 1962. Located 250 ft from the water edge with public beach access directly across the street... it's hard to imagine a more picturesque setting. Located on one of West Vancouver's most prestigious streets. 4 bdrm home has been meticulously maintained including new foundation in 2002, plumbing, electrical, roof and indoor sprinkler system. Lovely gardens, access from Radcliffe and Marine drive. Rezoning potential to allow detached coach house that could be sold separately using HRA. Ask LR. West Bay School catchment. Live in this house as is, renovate or build your dream home in this amazing neighbourhood. 6 blocks walk to Dundarave Pier and shopping. Registered 1 bdrm suite rented at \$2300 month**