

Presented by:
Tom Hassan
 Prudential Sussex Realty - Tom Hassan
 Phone: 604-925-2911 Cell: 604-809-9777
 Email: tom@tomhassan.com
 Website: www.tomhassan.com

West Vancouver, Sandy Cove MLS# V1071588 Residential Detached
4055 ROSE CR, V7V 1N7 **Active**



List Price: \$2,350,000

Complex/Subdiv:

Frontage: 97.00 ft	Bedrooms: 4	PID: 011-126-175
Depth/Size: 130	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 10890.00	Full Baths: 3	Approx Yr Blt: 1931
Rear Yard Exp: SW	Half Baths: 0	Age at List Date: 83
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,053 (2013)
Flood Plain:	Zoning: SFD	

View: Y - WATER
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: Dist to School Bus:
Type of Roof: Wood	Possession:
Renovations: Partly	Reno Year: 2007
Flooring: Wall/Wall/Mixed	Title to Land: Freehold NonStrata
Water Supply: City/Municipal	Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas	Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAP5541 LT D BLK 4 DL 559 LD 36 GROUP 1, OF LOTS 1 TO 3.
 Amenities:
 Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22'3 X 17'7	Below	Recreation Room	15'8 X 10'10			X
Main F.	Dining	11'3 X 8'11	Below	Laundry	9'8 X 8'10			X
Main F.	Kitchen	17'6 X 10'	Below	Storage	10'4 X 9'9			X
Main F.	Family Room	20' X 12'10			X			X
Main F.	Bedroom	16'6 X 16'			X			X
Main F.	Entrance Hall	12'4 X 5'			X			X
Above	Master Bedroom	15'3 X 13'7			X			X
Above	Bedroom	15'9 X 15'5			X			X
Above	Bedroom	20'8 X 9'7			X			X
Above	Dressing Room	9'5 X 6'			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,709	Total # Rooms: 13	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,064	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 354	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 3,127	Basement Area: Part	5
		6
Unfinished Floor: 303	Suite:	7
Grand Total Floor Area: 3,430		8

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

Feels just like waterfront. 97 ft frontage facing spectacular close-in views and level yard with English gardens allowing access and parking on both Rose Cres. and Marine Dr. Unique westcoast style, 4 bdrm, 3 levels, 3,430 sqft home on 10,890 sqft lot. Recent updates include: new cedar roof, new kitchen with Sub Zero fridge and Heartland/Aga range, new bathroom, new carpet and hardwood flooring, lighting, furnace and hot water tank. Feels like your own gulf island getaway yet minutes away from Dundarave village.