

Presented by:
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West Vancouver, Eagle Harbour Residential Detached
5485 GREENLEAF RD, V7W 1N5 **MLS# V1070081** **Active**



List Price: \$1,189,000

Complex/Subdiv:

Frontage: 80.00 ft	Bedrooms: 3	PID: 003-249-352
Depth/Size: 122/188/1R	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 12633.00	Full Baths: 2	Approx Yr Blt: 1963
Rear Yard Exp:	Half Baths: 0	Age at List Date: 51
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,343 (2013)
Flood Plain:	Zoning: SFD	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: Rancher/Bungalow	Total Parking: 2	Covered Parking:
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: NEAR
Type of Roof: Asphalt		Dist to School Bus: NEAR
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Natural Gas, Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	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 VAP10045 LT 29 BLK G DL 879 LD 36 GROUP 1, OF LOT 4.

Amenities:

Site Influences: Recreation Nearby, Private Setting

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	23' X 14'7			X			X
Main F.	Dining	9'2 X 10'0			X			X
Main F.	Kitchen	11'3 X 15'8			X			X
Main F.	Family Room	20'11 X 11'2			X			X
Main F.	Den	11'10 X 13'5			X			X
Main F.	Storage	15'10 X 5'5			X			X
Main F.	Master Bedroom	14'8 X 11'7			X			X
Main F.	Bedroom	11'2 X 14'2			X			X
Main F.	Bedroom	10'11 X 10'4			X			X
Main F.	Workshop	6'4 X 21'5			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,016	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 1	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 2,016	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,016		8

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

Everyone loves a rancher. This meticulously maintained and updated home is located on picturesque cul-de-sac Greenleaf Lane. Situated at the peak of a knoll, this 3 bedroom and den rancher enjoys all day sunshine, views to Howe Sound and easy care garden. Open plan with spacious connecting kitchen and family room and separate living room and dining room, cozy den with fireplace and built-in cabinetry perfect for home office. Completely private and great patio with stamped concrete. Just move in and enjoy the sunshine!