



Presented by:  
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**Active**  
**R2002600**  
 Board: V  
 House/Single Family

**2548 OTTAWA AVENUE**  
 West Vancouver  
 Dundarave  
 V7V 2T4

Residential Detached  
**\$3,698,000 (LP)**  
 (SP)



Sold Date:  
 Depth / Size (ft.): **155**  
 Lot Area (sq.ft.): **9,920.00**  
 Flood Plain:  
 Rear Yard Exp: **South**  
 Approval Req?:  
 If new, GST/HST inc?:

Frontage (feet): **64.00**  
 Bedrooms: **3**  
 Bathrooms: **3**  
 Full Baths: **3**  
 Half Baths: **0**

Approx. Year Built: **1941**  
 Age: **74**  
 Zoning: **SFD**  
 Gross Taxes: **\$6,981.00**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?:  
 P.I.D.: **013-951-106**

View: **Yes: Panoramic city bridge 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: **Completely**  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year: **2015**  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Open**

Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish:

Legal: **PL VAP2261 LT 6 BLK 6 DL 555 LD 36 GROUP 1.**

Amenities:  
 Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 12'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Kitchen	15' x 9'			x			x
Above	Master Bedroom	16' x 13'			x			x
Above	Bedroom	15' x 9'			x			x
Above	Bedroom	11' x 10'			x			x
Below	Recreation	23' x 13'			x			x
Below	Workshop	12' x 8'			x			x
Below	Utility	13' x 10'			x			x
					x			x

Finished Floor (Main):	<b>925</b>	# of Rooms:	<b>9</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	<b>925</b>	# of Kitchens:	<b>1</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>					
Finished Floor (Below):	<b>879</b>	# of Levels:	<b>3</b>	3	<b>Below</b>	<b>3</b>	<b>No</b>					
Finished Floor (Basement):	<b>0</b>	Suite:		4								
Finished Floor (Total):	<b>2,729 sq. ft.</b>	Crawl/Bsmt. Height:		5								
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	6								
Grand Total:	<b>2,729 sq. ft.</b>	Beds not in Basement:	<b>3</b>	7								
		Basement:	<b>Partly Finished</b>	8								

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

**Unobstructed panoramic views from Lions Gate Bridge to Vancouver Island. One of the most spectacular lots in all of Dundarave. Incredible 64 x 155 feet (9,900 square feet). Located on the Golden Block of Dundarave...with the best view...largest lot and hottest locations. You won't find a better investment. Well maintained and renovated but value is in the land.**