

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

West Vancouver, Queens Residential Detached
2291 ORCHARD LN, V7V 4X6 **MLS# V1114548**
Active



List Price: \$5,288,000

Complex/Subdiv:

Frontage:	Bedrooms:	4	PID:	024-044-261
Depth/Size:	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt: 12012.00	Full Baths:	3	Approx Yr Blt:	2005
Rear Yard Exp:	Half Baths:	2	Age at List Date:	10
Meas Type: Feet	If New GST/HST Incl:		Taxes:	\$12,156 (2014)
Flood Plain:	Zoning:	SFD		

View: Y - Stunning panoramic views- Mount Baker, City, Bridge, harbour
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other	Reno Year: 2015	Dist to School Bus:
Renovations: Partly	Title to Land: Freehold NonStrata	
Flooring: Wall/Wall/Mixed	Seller's Interest: Registered Owner	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Natural Gas, Hot Water		
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Propane, Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard, Balcony(s), Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL LMP36869 LT 3 DL 783 LD 36 GROUP 1.
 Amenities: Air Cond./Central
 Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Air Conditioning, Pantry, Security System, Wet Bar

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 16'7	Above	Nook	11'8 X 6'11			X
Main F.	Family Room	17'3 X 14'6	Above	Bedroom	12'11 X 10'8			X
Main F.	Dining	18'2 X 13'4	Above	Walk-In Closet	4'11 X 3'5			X
Main F.	Office	13'9 X 12'10	Above	Bedroom	14'0 X 11'4			X
Main F.	Eating Area	13'11 X 13'6	Above	Bedroom	21'10 X 11'11			X
Main F.	Kitchen	16'0 X 15'10	Below	Playroom	28'11 X 14'8			X
Main F.	Foyer	14'8 X 11'8	Below	Recreation Room	19'0 X 15'5			X
Main F.	Laundry	11'7 X 5'11	Below	Media Room	16'0 X 15'5			X
Above	Master Bedroom	17'1 X 14'7	Below	Wine Room	11'3 X 5'5			X
Above	Walk-In Closet	9'9 X 4'11						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,184	Total # Rooms: 19	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,887	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,624	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 5,695	Basement Area: Full, Fully Finished	5 2 Piece; Ensuite: N; Level: Below
		6
Unfinished Floor: 242	Suite:	7
Grand Total Floor Area: 5,937		8

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

King of the Hill. One of the most panoramic views of Vancouver you will ever see. Custom built by present owner, this luxurious 6 bedroom home is being offered for the first time and features 5,600 sq.ft. of supreme elegance. 12 foot high ceilings, 5 bdrms up, master suite w/ den and four seasons styled spa ensuite, coffered ceilings w/ custom wood millwork and wainscoting, brand new high tech media room, temperature controlled wine room, games room w/ new granite bar. Main floor is spacious and the ultimate entertainers dream with grand entrance, chefs kitchen w/ connecting family room and sundeck. All principle rooms have fantastic city and water views. Extras include: 3 car garage, security gates, level fenced back yard.