



Presented by:
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Active
R3041948
Board: V
House/Single Family

535 NEWCROFT PLACE

West Vancouver
Cedardale
V7T 1W9

Residential Detached

\$2,395,000 (LP)

(SP)



| | | |
|-------------------------------------|--|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,395,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 1968 |
| Frontage(feet): 80.00 | Bathrooms: 4 | Age: 57 |
| Frontage(metres): 24.38 | Full Baths: 3 | Zoning: SFD |
| Depth / Size: 150 | Half Baths: 1 | Gross Taxes: \$3,661.00 |
| Lot Area (sq.ft.): 12,000.00 | Rear Yard Exp: North | For Tax Year: 2007 |
| Lot Area (acres): 0.28 | P.I.D.: 008-878-226 | Tax Inc. Utilities?: No |
| Flood Plain: | | Tour: Virtual Tour URL |
| View: No | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer, Water | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

| | | | |
|--|--------------------------------|--|------------------------------|
| Style of Home: 2 Storey | Total Parking: 2 | Covered Parking: 2 | Parking Access: Front |
| Construction: Frame - Wood | Parking: Garage; Double | | |
| Exterior: Brick, Wood | Driveway Finish: | | |
| Foundation: Concrete Perimeter | Dist. to Public Transit: | | Dist. to School Bus: |
| Renovations: Partly | Reno. Year: 2000 | Title to Land: Freehold NonStrata | |
| # of Fireplaces: 2 | R.I. Fireplaces: | Property Disc.: Yes | |
| Fireplace Fuel: Natural Gas, Wood | Rain Screen: | Fixtures Leased: No | |
| Fuel/Heating: Forced Air, Natural Gas | Metered Water: | Fixtures Rmvd: : | |
| Outdoor Area: Patio(s) | R.I. Plumbing: | Floor Finish: Wall/Wall/Mixed | |
| Type of Roof: Tar & Gravel | | | |

Legal: **PL 12496 LT 28 DL 1072 LD 37**

Amenities:

Site Influences: **Central Location, Cul-de-Sac**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Finished Floor (Main): | 1,112 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|-----------------------|---------------------|---------------------|----------------|-------------|------|------------|------------|
| Finished Floor (Above): | 1,499 | Main | Living Room | 19'9" x 14'9" | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 11'9" x 11'8" | | | x | Main 2 |
| Finished Floor (Below): | 0 | Main | Kitchen | 11'9" x 9'9" | | | x | Above 3 |
| Finished Floor (Basement): | 0 | Main | Family Room | 14'9" x 13' | | | x | Above 4 |
| Finished Floor (Total): | 2,611 sq. ft. | Main | Foyer | 7'7" x 6'4" | | | x | Above 4 |
| Unfinished Floor: | 0 | Main | Storage | 8'10" x 6'1" | | | x | |
| Grand Total: | 2,611 sq. ft. | Above | Primary Bedroom | 15'3" x 12'4" | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Walk-In Closet | 7'1" x 6'6" | | | x | |
| Suite: | | Above | Bedroom | 12'3" x 9'10" | | | x | |
| Basement: None | | Above | Bedroom | 14'11" x 9'10" | | | x | |
| | | Above | Bedroom | 11'6" x 9'10" | | | x | |
| | | Above | Loft | 19'1" x 18'6" | | | x | |
| | | | | | | | x | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 1 | # of Rooms: 12 | MHR#: | CSA/BCE: | | Maint. Fee: | | | |
| | | ByLaw Restrictions: | | | | | | |

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

Looking for the Ultimate Affordable Family Home in West Vancouver. Cedardale is known for its big lots, wide boulevards and family friendly cul-de-sacs and this is one of the best! Many updates over the years and in mint condition this traditional family plan features separate living, dining, kitchen, family room on main floor and 4 spacious bedrooms upstairs. Bonus is separate staircase to upstairs bedroom with full bathroom easily used as extended family or VRBO accommodation. Large flat grass yard in front and back with artificial turf. This is one of West Vancouver's most desirable family locations and minutes away from Ecole Cedardale Elementary School and Park Royal Shopping Centre. Book an appointment today and this home is sure to impress!