



Presented by:

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Board: V

House/Single Family

**3575 SUNSET LANE**

West Vancouver

West Bay

V7V 0A9

Residential Detached

**\$1,998,000** (LP)

(SP)



Sold Date:

Meas. Type: **Feet**Frontage(feet): **66.70**Frontage(metres): **20.33**Depth / Size: **94**Lot Area (sq.ft.): **6,025.00**Lot Area (acres): **0.14**

Flood Plain:

View:

Complex/Subdiv: **West Bay**

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

If new, GST/HST inc?:

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**Rear Yard Exp: **North**P.I.D.: **029-014-221**Original Price: **\$1,998,000**Approx. Year Built: **1926**Age: **97**Zoning: **RS-4**Gross Taxes: **\$7,241**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour: [Virtual Tour URL](#)Style of Home: **Cabin**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Other****old**

Renovations:

# of Fireplaces: **1** R.I. Fireplaces:Fireplace Fuel: **Wood**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking:

Parking: **Open**

Driveway Finish:

Dist. to Public Transit: **1 block**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**Fixtures Leased: **No**Fixtures Rmvd: **No**

Floor Finish:

Covered Parking:

Parking Access: **Front**

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT L, PLAN EPP27435, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,000	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathroc
Finished Floor (Above):	0	Main	Living Room	20' x 13'6			x	Floor
Finished Floor (AbvMain2):	0	Main	Dining Room	9'6 x 9'6			x	Main
Finished Floor (Below):	0	Main	Kitchen	13' x 6'			x	
Finished Floor (Basement):	0	Main	Primary Bedroom	12' x 8'			x	
Finished Floor (Total):	1,000sq. ft.	Main	Den	8' x 8'7			x	
Unfinished Floor:	0			x			x	
Grand Total:	1,000sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: <b>Crawl</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 5	MHR#:	CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:						

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

**West Bay Semi Waterfront View Building Opportunity.** Sunset Lane is one of the most coveted semi-waterfront cul-de-sacs in West Vancouver. Incredible 6,025 square foot southside lot has close-in waterfront views, city, bridge and harbour. A perfect location to build your dream home w any new potential home having views from all 3 levels. Sunset Lane features some of the most luxurious new homes in West Van. Within steps fr the property is both Oxley and West Bay Parks with public sidewalks all the way to Dundarave Village. Located in the popular West Bay Elementa and Rockridge Secondary school catchments. Marine Drive and Sunset Lane frontages, garage access from Sunset Lane.

