



Presented by:

Tom Hassan

Royal LePage Sussex - Tom Hassan
Phone: 604-809-9777
http://www.tomhassan.com
tomhassan@gmail.com

Active
R2652187

Board: V
House/Single Family

2558 QUEENS AVENUE

West Vancouver
Queens
V7V 2Y8

Residential Detached

\$5,750,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,750,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1997
Frontage(feet): 83.00	Bathrooms: 5	Age: 25
Frontage(metres): 25.30	Full Baths: 4	Zoning: RS-3
Depth / Size: 143	Half Baths: 1	Gross Taxes: \$11,099.46
Lot Area (sq.ft.): 12,035.00	Rear Yard Exp: Southwest	For Tax Year: 2020
Lot Area (acres): 0.28	P.I.D.: 010-705-716	Tax Inc. Utilities?:
Flood Plain:	Tour: Virtual Tour URL	
View: Yes: Best View in West Van		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 Block** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT B, BLOCK 1, PLAN VAP7168, DISTRICT LOT 815, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 2**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,765	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'8 x 25'2	Bsmt	Recreation Room	29'6 x 13'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'10 x 19'7	Bsmt	Bedroom	15'1 x 9'7	Main 2
Finished Floor (Below):	2,513	Main	Kitchen	12'3 x 23'	Bsmt	Walk-In Closet	8'11 x 7'10	Below 6
Finished Floor (Basement):	1,309	Main	Pantry	6'6 x 5'10	Bsmt	Wine Room	11'5 x 8'7	Below 4
Finished Floor (Total):	5,587 sq. ft.	Main	Family Room	15' x 45'1	Bsmt	Storage	6'3 x 9'3	Below 3
Unfinished Floor:	0	Below	Foyer	10' x 15'2	Bsmt	Storage	10'3 x 4'4	Bsmt 3
Grand Total:	5,587 sq. ft.	Main	Family Room	21'8 x 11'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Master Bedroom	18'2 x 14'7			x	
Suite:		Below	Walk-In Closet	14'7 x 12'3			x	
Basement: Fully Finished		Below	Bedroom	15'4 x 11'11			x	
		Below	Bedroom	21'11 x 14'			x	
		Below	Office	17' x 12'3			x	
		Below	Laundry	8'6 x 8'5			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **19**
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

A Home truly like no other in Upper Dunderave Queens with panoramic views of Mt. Baker, LG Bridge, City, Van Island. Westcoast contemporary masterpiece by renowned designer- David Christopher. 5500 sq.ft., 3 levels could easily grace the pages of architectural digest. Spectacular views, 13 ft. ceilings, floor to ceiling windows, elegant unique design. Spacious entertainment sized rooms, chef's kitchen sub-zero fridge, 3 gas ovens, 2 dishwashers, serving island, pantry, covered barbeque. Kitchen and connecting family room is heart of the home and sure to impress! Award winning Paul Sangha garden, 1000 sq.ft. of decks to enjoy the supreme privacy and views from the property. 4 ensuite bdrms private from one another and home office with garden city views. Minutes to Dunderave and top schools.