

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, Dunderave MLS# V1112831 Residential Detached
2387 KINGS AV, V7V 2C3 **Active**



List Price: \$2,685,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 5	PID: 011-704-713
Depth/Size: 132	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 7920.00	Full Baths: 3	Approx Yr Blt: 1992
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 23
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,044 (2014)
Flood Plain:	Zoning: SFD	

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: NEAR
Type of Roof: Wood		Dist to School Bus: NEAR
Renovations: Completely	Reno Year: 2014	Possession:
Flooring: Hardwood, Mixed, Tile		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Natural Gas, Hot Water, Radiant		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP2709 LT 30 BLK 8 DL 554 LD 36 GROUP 1.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'5" X 13'2"	Above	Bedroom	12'5" X 12'2"			X
Main F.	Dining	12'11" X 12'3"	Above	Den	13'10" X 9'9"			X
Main F.	Kitchen	14'5" X 13'3"	Below	Recreation Room	23'1" X 18'4"			X
Main F.	Eating Area	11'3" X 9'7"	Below	Bedroom	17'11" X 9'9"			X
Main F.	Family Room	15'10" X 13'3"	Below	Utility	8'8" X 8'1"			X
Main F.	Bedroom	11'3" X 10'4"	Below	Other	8'2" X 7'8"			X
Main F.	Laundry	9'10" X 4'10"						X
Main F.	Foyer	9'6" X 9'4"						X
Above	Master Bedroom	14'3" X 12'5"						X
Above	Bedroom	12'6" X 11'3"						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,610	Total # Rooms:	16
Finished Floor Up SqFt:	1,176	# Kitchens:	1
Finished Floor Down:	1,156	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	3,942	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	3,942		7
			8

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

Live in Dunderave Village. Completely renovated to perfection 3,940 sq.ft. 6 bedroom home. Without doubt the best family street in West Van. Considered to be the Golden Block of Dunderave this 60 x 132 ft completely private lot is just a few steps to Dunderave, Schools and recreation centre. Designer styled renovations w/ new kitchen, flooring, bathrooms, appliances, boiler and interior paint. This one owner home has level driveway, attached 2 car garage and modern contemporary floor plan. You will love the oversized master suite w/ sitting room and spacious walk-in closet and Four Seasons style ensuite. A true pleasure to show.