

Presented by:
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West Vancouver, Westmount WV MLS# V1077966 Residential Detached
3360 WESTMOUNT RD, V7V 3G6 **Active**



List Price: \$2,495,000

Complex/Subdiv: Westmount

Frontage: 80.00 ft	Bedrooms: 5	PID: 007-365-691
Depth/Size: 181 x 223 x	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 17234.00	Full Baths: 4	Approx Yr Blt: 1998
Rear Yard Exp:	Half Baths: 2	Age at List Date: 16
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,418 (2013)
Flood Plain:	Zoning: SFD	

View: Y - Lions Gate Bridge, Downtown & Ocean Views
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 12	Covered Parking: 16
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Det.Grge/Carport, RV Parking Avail., Other	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLOCK
Type of Roof: Tar & Gravel		Dist to School Bus: 1 BLOCK
Renovations:	Reno Year: 1998	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas, Heat Pump		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s), Patio(s) & Deck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP9392 LT A BLK 8 DL 557 LD 36 PART N 1/2, GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Recreation Room	18'8 X 15'7	Above	Walk-In Closet	9'2 X 6'7			X
Main F.	Family Room	18'8 X 13'1	Above	Laundry	4'7 X 2'2			X
Main F.	Bedroom	12'11 X 9'4	Above	Other	35'11 X 17'9			X
Main F.	Bedroom	13'8 X 13'3	Below	Bedroom	9'3 X 8'11			X
Main F.	Bedroom	11'6 X 10'9	Below	Living Room	18'6 X 8'			X
Main F.	Entrance Hall	11'3 X 6'	Below	Laundry	13'3 X 7'1			X
Above	Living Room	21'3 X 19'3	Below	Wine Room	12'6 X 8'1			X
Above	Dining	13'8 X 12'9						X
Above	Kitchen	14'10 X 14'8						X
Above	Master Bedroom	15'8 X 14'1						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,750	Total # Rooms:	17
Finished Floor Up SqFt:	2,607	# Kitchens:	1
Finished Floor Down:	661	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	5,018	Basement Area:	Full
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	5,018		8

Listing Broker(s): Prudential Sus Rlty-Tom Hassan

Panoramic Views in Westmount. 5,000 sq.ft. completely re-built 5 bedroom home is situated on a private 17,234 sq.ft. lot with stunning unobstructed views from Mount Baker, Lions Gate bridge, city and harbour. Situated at the peak of Westmount this is truly one of the best views in one of West Van's most exclusive enclave of luxury homes within walking distance to one of the top elementary schools in B.C. - West Bay IB. Contemporary open plan, gourmet kitchen w/ top of the line stainless steel appliances, master suite with WI closet and access to indoor swimming pool, stone patios, gardens all overlooking one of the best views in West Van. Detached 10 car heated garage or possible coach house with recently passed bylaws.