

Presented by:
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West Vancouver, Eagle Harbour Residential Detached
5726 BLUEBELL DR, V7W 1T3 **MLS# V1070850** **Active**



List Price: \$1,099,000

Complex/Subdiv:

Frontage: 76.00 ft	Bedrooms: 4	PID: 007-706-367
Depth/Size:	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 12836.00	Full Baths: 3	Approx Yr Blt: 1972
Rear Yard Exp:	Half Baths: 0	Age at List Date: 42
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,246 (2013)
Flood Plain:	Zoning: SFD	

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single
Exterior: Wood	
Rainscreen:	R/I Plumbing: Dist to Public Trans: 2 BLOCKS Dist to School Bus:
Type of Roof: Torch-On	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring:	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 2	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Gas - Natural	Out Buildings:
Outdoor Area: Patio(s) & Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed:	

Legal: PL VAP9382 LT 33 BLK 14 DL 772 LD 36 GROUP 1.

Amenities:

Site Influences:

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Hot Tub Spa/Swirlpool

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'7 X 17'	Above	Den	9'11 X 6'3			X
Main F.	Dining	13'9 X 11'5	Above	Nook	7'7 X 7'4			X
Main F.	Kitchen	14'1 X 17'	Above	Kitchen	10'9 X 7'10			X
Main F.	Family Room	17'11 X 15'7	Above	Living Room	12'7 X 9'9			X
Main F.	Bedroom	12'6 X 9'11	Below	Recreation Room	31'2 X 14'8			X
Main F.	Bedroom	12'6 X 9'11	Below	Kitchen	8'2 X 8'			X
Main F.	Laundry	10'9 X 6'8	Below	Bedroom	14'8 X 11'11			X
Main F.	Mud Room	8'5 X 7'11	Below	Sauna	7'7 X 6'			X
Above	Master Bedroom	20'3 X 14'9	Below	Dressing Room	7'7 X 6'4			
Above	Walk-In Closet	8'4 X 7'10			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	2,276	Total # Rooms:	19
Finished Floor Up SqFt:	1,112	# Kitchens:	3
Finished Floor Down:	1,315	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	4,703	Basement Area:	Full, Partly Finished, Separate Entry
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	4,703		8

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

Eagle Harbour Oasis. Enjoy resort like living on this completely private 12,836 sq.ft. lot on peaceful cul-de-sac 2 blocks from waterfront. Incredible 4,800 sq.ft. 5 bedroom home has many updates including newer kitchen. Spacious entertainment sized rooms perfect for families with teenager or in-law accommodation. Elegant separate living and dining room and dream kitchen w/ connecting family room and fireplace. Vaulted ceilings, enormous master suite w/ walk-in closet and ensuite. Attached 1 car garage, nanny accommodation. With a few more renovations.. this house will be perfect! This is one of the best priced homes of this size in West Vancouver. Sunny southwestern exposure. A great buy.