

Presented by:
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 Royal LePage Sterling Realty
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West Vancouver, Gleneagles MLS# V1106828 Residential Detached
6236 SUMMIT AV, V7W 1Y2 **Active**



List Price: \$932,800

Complex/Subdiv:

Frontage: 0.00 ft	Bedrooms: 4	PID: 008-860-335
Depth/Size:	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 15682.00	Full Baths: 1	Approx Yr Blt: 1968
Rear Yard Exp: SW	Half Baths: 1	Age at List Date: 47
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,971 (2014)
Flood Plain:	Zoning: SFRES	
View: N		

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

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Other	Reno Year:	Possession:
Flooring: Laminate, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE AS IS, WHERE IS
Fireplace Fuel:		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N - COURT ORDERD SALE, NO FIXTURES		

Legal: LT 5 OF LT 4 BLK C DL 771 PL7413

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'			X			X
Main F.	Dining	17' X 11'			X			X
Main F.	Kitchen	14' X 14'			X			X
Main F.	Eating Area	15' X 10'			X			X
Main F.	Master Bedroom	17' X 14'			X			X
Above	Den	28' X 18'			X			X
Above	Den	14' X 17'			X			X
Below	Bedroom	13' X 10'			X			X
Below	Bedroom	17' X 10'			X			
Below	Bedroom	13' X 11'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,195	Total # Rooms: 10	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 700	# Kitchens: 1	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 3	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,895	Basement Area: Unfinished	5
		6
Unfinished Floor: 1,400	Suite: None	7
Grand Total Floor Area: 3,295		8

Listing Broker(s): Sutton Grp-West Coast Realty

Court ordered sale home is being sold as is, where is with no included fixtures or chattels. Close to golf course & marinas. Some work was done. Open Sunday May 3 , 2-4. Be cautious when walking on property and stairs.

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West Vancouver, West Bay Residential Detached
3691 SUNSET LN, V7V 0A9 **MLS# V1101025** **Active**



List Price: \$5,798,000

Complex/Subdiv: WEST BAY

Frontage: 54.25 ft	Bedrooms: 4	PID: 010-852-506
Depth/Size: 152.23 (IRF)	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 9209.60	Full Baths: 4	Approx Yr Blt: 2014
Rear Yard Exp: S	Half Baths: 2	Age at List Date: 1
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$9,854 (2014)
Flood Plain:	Zoning: RS4	

View: Y - Gorgeous Close In Water Views
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 5	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Glass, Metal, Stone		
Rainscreen: Full	R/I Plumbing: Dist to Public Trans: Near	Dist to School Bus: Near
Type of Roof: Metal	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood, Mixed, Tile		Seller's Interest: Court Ordered Sale
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Hot Water, Radiant		
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL VAP21715 LT 19 BLK 23 DL 558 LD 36 EP19183.

Amenities:

Site Influences: Cul-de-Sac, Recreation Nearby, Shopping Nearby, Private Setting

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	17'11 X 15'5	Above	Bedroom	13'7 X 9'11			X
Main F.	Dining	17'11 X 10'3	Above	Laundry	19' X 6'3			X
Main F.	Kitchen	18'10 X 13'2	Below	Recreation Room	35'10 X 14'11			X
Main F.	Wok Kitchen	11'5 X 6'8	Below	Bedroom	12'1 X 9'9			X
Main F.	Den	7'0 X 6'8	Below	Storage	18'5 X 5'3			X
Main F.	Office	13'3 X 11'11			X			X
Main F.	Foyer	19'2 X 8'4			X			X
Above	Master Bedroom	18'10 X 16'			X			X
Above	Walk-In Closet	14'2 X 8'0			X			
Above	Bedroom	12'2 X 11'2			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,677	Total # Rooms:	15
Finished Floor Up SqFt:	1,639	# Kitchens:	1
Finished Floor Down:	1,507	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	4,823	Basement Area:	None
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	4,823		8

Listing Broker(s): AngeIl Hasman (E.Christiansen)

Situated on prestigious Sunset Lane, this new custom built home offers the very best in both materials & design with incredible close in views of water, city & bridge from an East, South & West facing 9,209 sq. ft. lot. The spacious floor plan on the main floor offers gleaming hardwood that blends the chef's kitchen with great room living and dining rooms, all open to a huge covered patio and fire pit. Offering 4 bedrooms (3 on the upper floor) all with spa like ensuite bathrooms. A total of 3 levels with 4,823 sq. ft. of living space, extensive millwork built-ins, Control 4, LED lighting, wok kitchen + more. An absolute pleasure to show.