



Presented by:
Luis Ayala PREC*

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Active
R2228722

Board: V
House/Single Family

72 GLENMORE DRIVE

West Vancouver
Glenmore
V7S 1A8

Residential Detached

\$2,000,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$2,000,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1955
Depth / Size:	Bathrooms:	3	Age: 62
Lot Area (sq.ft.): 14,019.00	Full Baths:	3	Zoning: RES
Flood Plain: No	Half Baths:	0	Gross Taxes: \$6,385.39
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-756-281
			Tour:

View: **Yes: mountain and water**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **PL VAP9088 LT 6 BLK C DL 603 LD 36. GROUP 1, OF LOT 2.**

Amenities: **Pool; Outdoor**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 13'			x			x
Main	Dining Room	14' x 13'			x			x
Below	Eating Area	11' x 18'			x			x
Below	Laundry	6' x 4'6			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	8'6 x 9'6			x			x
Bsmt	Recreation	22'6 x 12'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 656	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 534	# of Kitchens: 0	1	Above	5	Yes	Barn:
Finished Floor (Below): 410	# of Levels: 4	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 592	Suite: None	3	Below	4	No	Pool:
Finished Floor (Total): 2,192 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 2,192 sq. ft.	Beds not in Basement: 2	7				
		8				

Listing Broker(s): **Nu Stream Realty Inc.**

Huge lot great re-development potential with views. Priced to sell below assessed value by over \$700,000. Walking to famous private school Collingwood School- Morven Campus and Capilano Golf and country Club for only 5 minutes. Driving to Downtown Vancouver for 20 minutes.



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Active
R2228929
Board: V
House/Single Family

285 RABBIT LANE

West Vancouver
British Properties
V7S 1J1

Residential Detached

\$3,300,000 (LP)

(SP)



Sold Date:	Frontage (feet):	229.00	Original Price: \$3,300,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1966
Depth / Size:	Bathrooms:	3	Age: 51
Lot Area (sq.ft.): 52,000.00	Full Baths:	2	Zoning: RS3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,427.70
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-032-037
			Tour:

View: **No :**
Complex / Subdiv: **BRITISH PROPERTIES**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Metal**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : UNKNOWN**
Fixtures Rmvd: **Yes: UNKNOWN**
Floor Finish: **Laminate, Tile**

Legal: **PL VAP8539 LT 84 BLK 6 DL CE LD 36. GROUP 1.**

Amenities: **Tennis Court(s)**

Site Influences: **Golf Course Nearby, Greenbelt, Private Setting, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 11'8			x			x
Main	Dining Room	14'10 x 12'5			x			x
Main	Kitchen	17' x 14'			x			x
Main	Master Bedroom	23' x 11'6			x			x
Main	Bedroom	16' x 8'			x			x
Bsmt	Family Room	22' x 11'9			x			x
Bsmt	Recreation	25' x 16'8			x			x
Bsmt	Flex Room	19' x 14'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,388	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	5	No	Barn:
Finished Floor (Below):	1,480	# of Levels:	2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Bsmt	2	No	Pool:
Finished Floor (Total):	2,868 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5				Door Height:
Grand Total:	2,868 sq. ft.	Basement: Full, Fully Finished		6				
				7				
				8				

Listing Broker(s): **Valley Pacific Realty Ltd.**

SUBJECT TO COURT APPROVAL. AS IS WHERE IS. 1.2 acre Private lot with Renovated 2,800+ sq ft home in British Properties! Rare find. Open floorplan with 2 gas fireplaces, 3 baths, double garage, metal roof and Private tennis court! Walking distance to Capilano Golf and Country Club, Suspension Bridge and Regional Park. Westcot Elementary, Sentinel Secondary, and Collingwood Private School nearby. MUST BE PATIENT WHEN SETTING APPOINTMENT TO VIEW. BUYER/BUYERS AGENT TO VERIFY ALL INFORMATION IF IMPORTANT. MEASUREMENTS APPROXIMATE.