



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



List Price: \$932,800 Previous Price: \$987,000
 Original Price: \$987,000

Complex/Subdiv:

Frontage: 0.00 ft Bedrooms: 4 PID: 008-860-335
 Depth/Size: Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 15,682 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: Dist to School Bus:
 Type of Roof: Asphalt Possession:
 Renovations: Other Reno Year: Title to Land: Freehold NonStrata
 Flooring: Laminate, Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
 Heat/Fuel: Natural Gas
 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 April 12, 2-4