



Presented by:
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West Vancouver, Eagleridge

MLS# V1128288

Residential Detached

5869 MARINE DR, V7W 2S1

Active



List Price: \$2,498,000 Previous Price:
 Original Price: **\$2,498,000**

Complex/Subdiv:

Frontage:	51.18 ft	Bedrooms:	5	PID:	011-175-354
Depth/Size:	224.10 IRR	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	10,740	Full Baths:	4	Approx Yr Blt:	2013
Rear Yard Exp:	NW	Half Baths:	1	Age at List Date:	2
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$7,626 (2014)
Flood Plain:		Zoning:	RS4		

View: **Y - Gorgeous close-in marine views**
 Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home:	3 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood, Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Near
Type of Roof:	Metal			Dist to School Bus:	Near
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Radiant			Mortgage Info:	\$0
No. of Fireplaces:	1	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:					

Legal: **PL VAP5340 LT 1 BLK 1 DL 772 LD 36 THE E 50 FT OF LOT 1.**
 Amenities:
 Site Influences: **Recreation Nearby, Shopping Nearby, Marina Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'8 X 18'7	Above	Bedroom	13'0 X 9'10			X
Main F.	Dining	14'10 X 13'2	Above	Laundry	12'5 X 7'9			X
Main F.	Kitchen	15'8 X 13'4	Below	Recreation Room	17'3 X 14'8			X
Main F.	Eating Area	15'8 X 10'2	Below	Bedroom	22'1 X 12'0			X
Main F.	Family Room	16'6 X 12'3	Below	Walk-In Closet	5'7 X 5'1			X
Main F.	Den	12'9 X 11'5	Below	Storage	11'9 X 8'8			X
Main F.	Foyer	14'9 X 8'7			X			X
Above	Master Bedroom	18'1 X 14'7			X			X
Above	Bedroom	10'11 X 10'8			X			
Above	Bedroom	13'10 X 11'0			X			

Floor Area (SqFt):		Total # Rooms:	16	Bathrooms	
Main Floor Area SqFt:	1,831	# Kitchens:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,591	Finished Levels:	3	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	1,179	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	0	Basement Area:	None	4	4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	4,601			5	4 Piece; Ensuite: N; Level: Below
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	4,601			8	

Listing Broker(s): **Angell Hasman (E.Christiansen)**

Spectacular close in marina views are enjoyed from this architecturally custom built home by European builder. Offering a 4,601 sq. ft., functional layout with attention to detail, elegance, superior quality and high ceilings on all levels. Enjoy the main floor with open concept living and dining room, bright gourmet kitchen with beautiful European style cabinets and top of the line appliances. Four spacious bedrooms w/ensuite. Landscaping includes artificial maintenance-free rock outcroppings. 2-5-10 NEW HOME WARRANTY. This is a must see!!! An absolute pleasure to show!



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West Vancouver, West Bay
3691 SUNSET LN, V7V 0A9

MLS# V1137291

Residential Detached
Active



List Price:	\$5,348,000	Previous Price:	
		Original Price:	\$5,348,000
Complex/Subdiv:			
Frontage:	54.25 ft	Bedrooms:	4
Depth/Size:	152.23 IRR	Bathrooms:	6
Lot Area SqFt:	9,210	Full Baths:	4
Rear Yard Exp:	S	Half Baths:	2
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS4
View:	Y - Gorgeous close in water views		
Serv. Connected:	Electricity, Natural Gas, Water		
PID:	010-852-506	Type:	House/Single Family
Approx Yr Blt:	2014	Age at List Date:	1
Taxes:	\$14,253 (2015)		

Style of Home:	3 Storey	Total Parking:	5	Covered Parking:	2
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
Type of Roof:	Metal			Dist to School Bus:	Near
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Mixed, Tile			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Hot Water, Radiant			Mortgage Info:	\$0
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:					

Legal: **PL VAP21715 LT 19 BLK 23 DL 558 LD 36 GROUP 1, 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	19'0 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 16'0			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:	
Grand Total Floor Area:	4,823		

Listing Broker(s): **Angell 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.