



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



3887 Marine Drive Offered at \$3,998,000

Gorgeous views are enjoyed from most rooms of this traditional family home offering 5,136 sq. ft. of living space, 5 bedrooms and 5 bathrooms. The entrance foyer is stunning with curved staircase and cross hall living and dining. A colonial style home situated on a private 18,084 sq. ft. property with gated driveway. Truly a stunning home in an incredible location. Complete with radiant heat and air conditioning on the upper level.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **3887 MARINE DRIVE** Residential Detached
R2254763 West Vancouver **\$3,998,000 (LP)**
 Board: V West Bay V7V 1N3 (SP) 



Sold Date: Frontage (feet): **98.23** Original Price: **\$4,598,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**
 Depth / Size: **191.70 IRR** Bathrooms: **5** Age: **25**
 Lot Area (sq.ft.): **18,084.00** Full Baths: **4** Zoning: **RS4**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$10,059.71**
 Rear Yard Exp: **Southwest** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **018-335-373**
 Tour: **Virtual Tour URL**

View: **Yes: water, city**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Stucco** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: **No** Reno. Year: **2015**
 Renovations: **Partly** R.I. Plumbing:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas** Property Disc.: **Yes**
 Water Supply: **City/Municipal** PAD Rental:
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** Fixtures Leased: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: **No**
 Type of Roof: **Metal** Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL LMP11227 LT A BLK C LD 36. DISTRICT LOT 558 W PRT, GROUP 1.**

Amenities: **Air Cond./Central**

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	25'3 x 15'10	Above	Bedroom	13'10 x 12'6			x
Main	Dining Room	15'4 x 14'10	Above	Bedroom	12'8 x 12'5			x
Main	Kitchen	21'0 x 14'11	Above	Bedroom	12'6 x 12'5			x
Main	Eating Area	17'9 x 13'0	Above	Laundry	13'11 x 11'4			x
Main	Family Room	19'4 x 12'5	Bsmt	Workshop	15'6 x 10'7			x
Main	Den	13'3 x 12'9						x
Main	Bedroom	17'5 x 15'4						x
Main	Foyer	20'8 x 14'0						x
Above	Master Bedroom	25'4 x 15'96						x
Above	Walk-In Closet	15'6 x 15'5						x

Finished Floor (Main):	2,647	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,230	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	259	Suite:	3	Above	5	No	Pool:
Finished Floor (Total):	5,136 sq. ft.	Crawl/Bsmt. Height:	4	Above	6	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Above	4	Yes	Door Height:
Grand Total:	5,136 sq. ft.	Basement: None	6				
			7				
			8				

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

All information contained herein is deemed to be accurate but should not be relied upon without verification.

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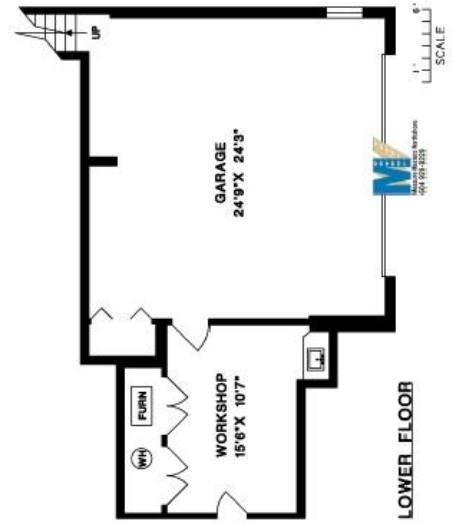
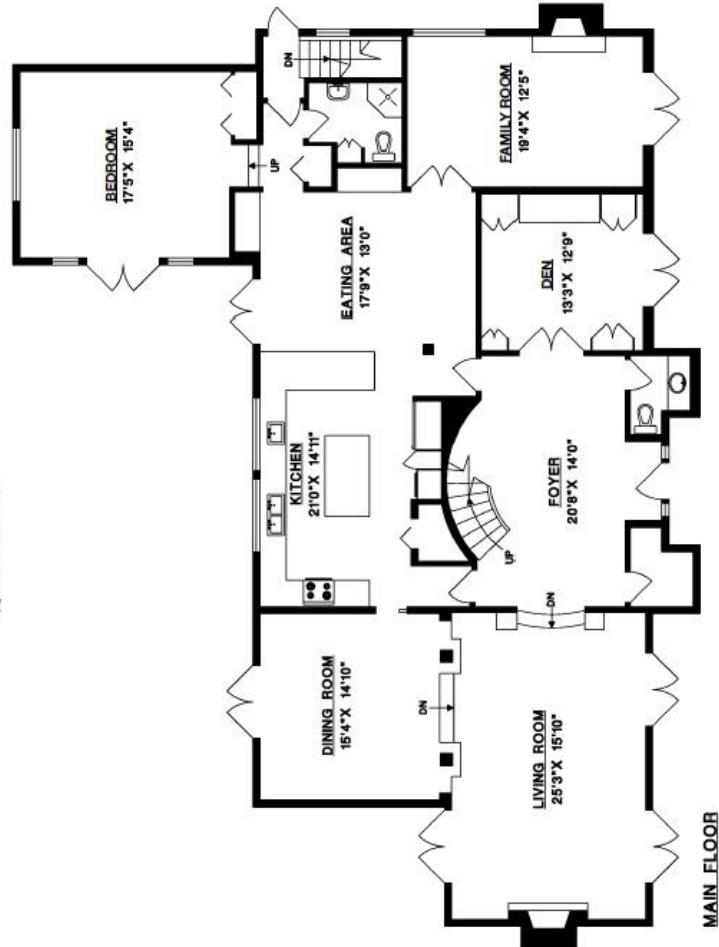
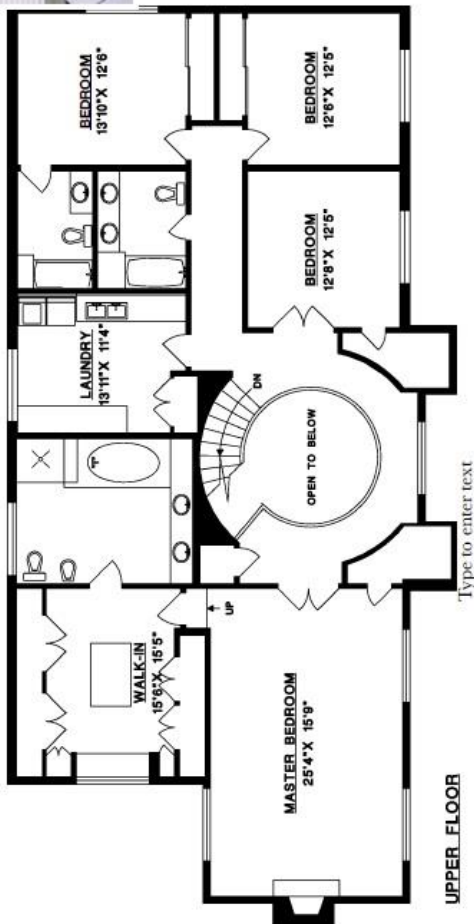
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3887 MARINE DRIVE
WEST VANCOUVER

MAIN FLOOR 2,647 SQ.FT.
UPPER FLOOR 2,230 SQ.FT.
WORKSHOP 259 SQ.FT.
TOTAL 5,136 SQ.FT.
GARAGE 687 SQ.FT.





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