



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



6251 Overstone Drive Offered at \$2,998,000

Spectacular views are enjoyed from all rooms in this incredible 2 level completely updated home situated on a private 13,940 sq. ft. property. Features of this 4,415 sq. ft. home include 4 bedrooms plus a self-contained 2 bedroom suite with separate entrance and laundry. Enjoy the level driveway, level backyard and huge decks for entertaining. This is a stunning home in a very exclusive neighbourhood, just minutes from recreation, golf, and public transportation.


Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



Active
R2384854
Board: V
House/Single Family

6251 OVERSTONE DRIVE
West Vancouver
Gleneagles
V7W 1X9

Residential Detached
\$2,998,000 (LP)
(SP) **M**



Sold Date: Frontage (feet): **110.70** Original Price: **\$2,998,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1947**
 Depth / Size: **132.60 IRR** Bathrooms: **4** Age: **72**
 Lot Area (sq.ft.): **13,940.00** Full Baths: **4** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,716.34**
 Rear Yard Exp: **Northwest** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-875-522**
 Tour: **Virtual Tour URL**

View: **Yes: ocean and island**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: 2 Storey	Total Parking: 5	Covered Parking: 3	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Triple		
Exterior: Stone, Wood	Dist. to Public Transit: Near	Dist. to School Bus: Near	
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata		
Rain Screen:	Reno. Year:	Property Disc.: Yes	
Renovations:	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: 3	R.I. Fireplaces:	Fixtures Leased: No	
Fireplace Fuel: Natural Gas	Metered Water:	Fixtures Rmvd: No	
Water Supply: City/Municipal		Floor Finish: Hardwood, Wall/Wall/Mixed	
Fuel/Heating: Electric, Forced Air, Radiant			
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Wood			

Legal: **PL VAP7413 LT 2 BLK C DL 771 LD 36. GROUP 1, OF LOT 5.**

Amenities: **Air Cond./Central, Sauna/Steam Room**

Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	27'2 x 14'5	Main	Foyer	12'5 x 7'3	Below	Storage	11'10x 7'3
Main	Dining Room	13'4 x 9'4	Below	Recreation	23'3 x 13'7	Below	Laundry	10'4x 7'4
Main	Kitchen	22'6 x 10'7	Below	Living Room	17'6 x 11'5	Below	Laundry	5'10x 5'0
Main	Family Room	14'1 x 12'4	Below	Kitchen	11'2 x 10'2	Below	Utility	6'2x 5'5
Main	Office	14'2 x 11'7	Below	Bedroom	13'6 x 9'7			x
Main	Master Bedroom	13'11 x 11'10	Below	Bedroom	11'7 x 9'10			x
Main	Walk-In Closet	9'9 x 7'5	Below	Bedroom	12'6 x 10'0			x
Main	Office	13'7 x 8'8	Below	Walk-In Closet	6'11 x 5'1			x
Main	Pantry	8'0 x 4'2	Below	Bedroom	10'4 x 10'2			x
Main	Mud Room	7'1 x 4'2	Below	Walk-In Closet	6'5 x 5'7			x

Finished Floor (Main): 2,137	# of Rooms: 24	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	5	Yes	
Finished Floor (Below): 2,278	# of Levels: 2	2	Main	4	No	Barn:
Finished Floor (Basement): 0	Suite:	3	Below	4	No	Workshop/Shed:
Finished Floor (Total): 4,415 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Pool:
Unfinished Floor: 0	Beds in Basement: 0	5				Garage Sz:
Grand Total: 4,415 sq. ft.	Basement: None	6				Grg Dr Ht:
		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.



ERIC CHRISTIANSEN
West Vancouver Real Estate

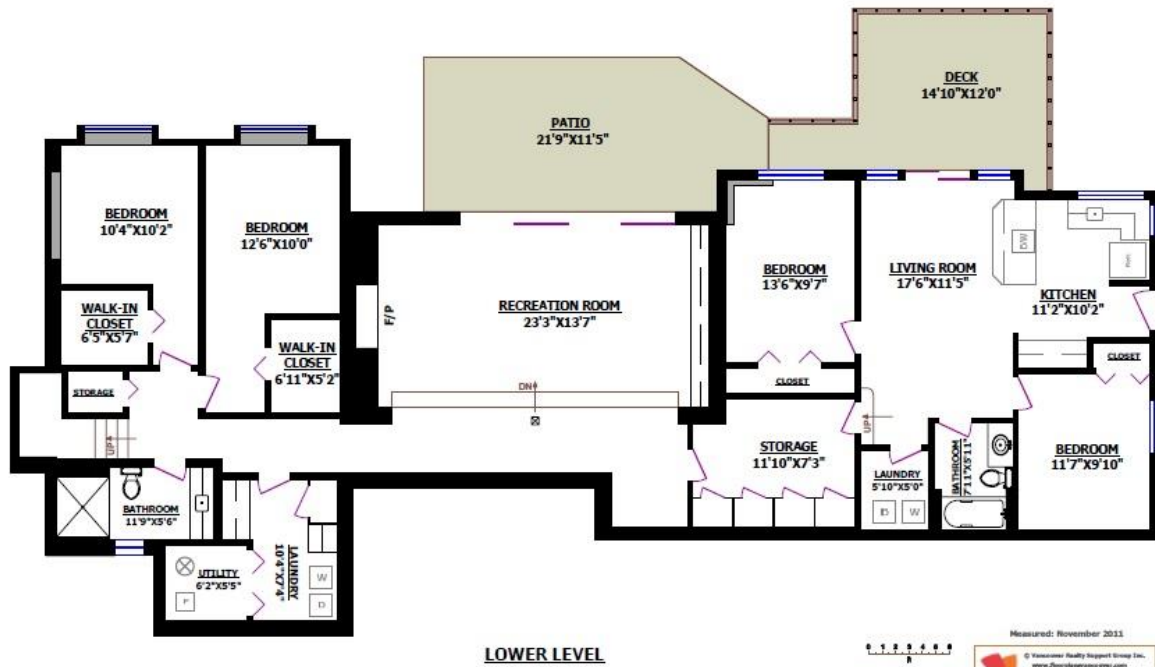
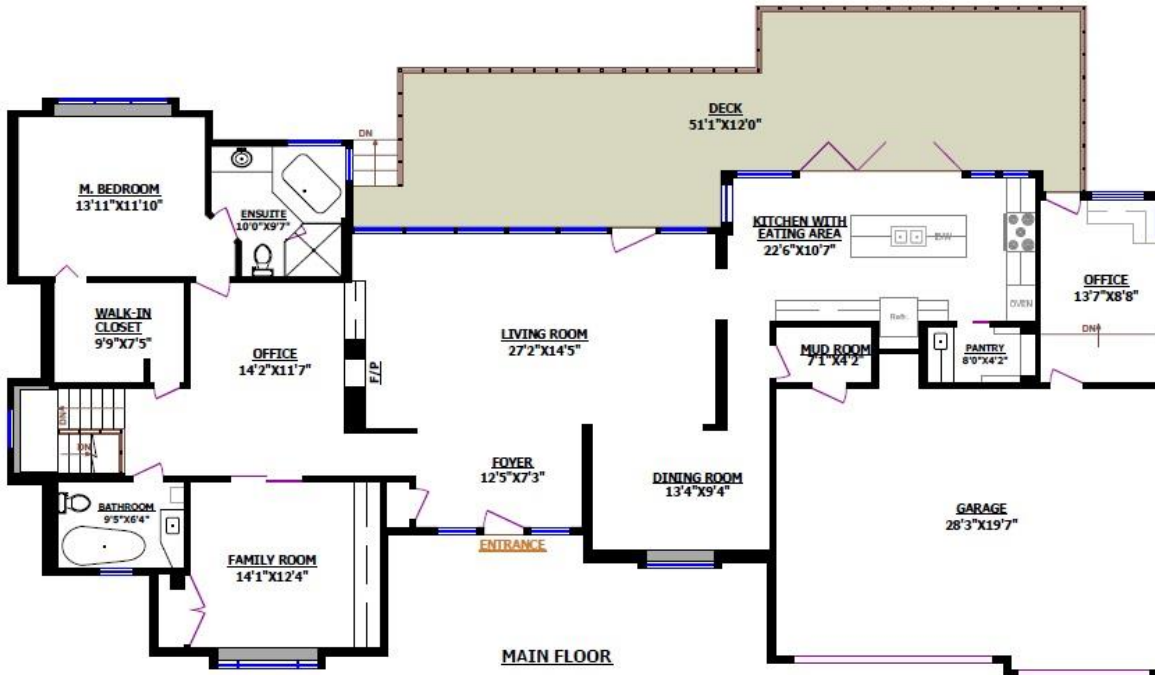
tel. 604-312-9999



ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
*Based on 2013 Sales Only
MOBILE 604.312.9999
www.ericchristiansen.com | eric@ericchristiansen.com

6251 OVERSTONE DRIVE, WEST VANCOUVER

TOTALS		OTHER AREAS:	
Main Floor (finished):	2,137 sq.ft.	Garage:	610 sq.ft.
Lower Level (finished):	2,278 sq.ft.	Crawl Storage:	279 sq.ft.
TOTAL FINISHED:	4,415 sq.ft.	Deck:	617 sq.ft.
TOTAL UNFINISHED:	0 sq.ft.	Deck:	205 sq.ft.
GRAND TOTAL:	4,415 sq.ft.	Patio:	266 sq.ft.



Measured: November 2011
© Vancouver Realty Support Group Ltd.
www.vancouverrealty.com
+1-604-763-7938



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com