



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



571 Eastcot Road Offered at \$2,298,000

This spacious side split home is situated on a huge 20,908 sq. ft. property on Eastcot Road. Offering 2,285 sq. ft. of living space, 2 bedrooms and 2 bathrooms. Renovate this solid home or build your dream home in this convenient location. This level property could accommodate a massive 10,000 sq. ft. mansion.

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



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Active
R2440724
 Board: V
 House/Single Family

571 EASTCOT ROAD
 West Vancouver
 British Properties
 V7S 1E5

Residential Detached
\$2,298,000 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **192.70 IRR**
 Lot Area (sq.ft.): **20,908.00**
 Flood Plain:
 Rear Yard Exp: **West**
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **100.00**
 Bedrooms: **2**
 Bathrooms: **2**
 Full Baths: **2**
 Half Baths: **0**

Original Price: **\$2,298,000**
 Approx. Year Built: **1954**
 Age: **66**
 Zoning: **RS3**
 Gross Taxes: **\$6,096.56**
 For Tax Year: **2019**
 Tax Inc. Utilities?:
 P.I.D.: **010-274-545**
 Tour:

View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 0, BLOCK 22, PLAN VAP8060, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course 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	19'11 x 13'1			x			x
Main	Dining Room	9'2 x 9'1			x			x
Main	Kitchen	11'1 x 8'7			x			x
Main	Family Room	26'8 x 13'10			x			x
Main	Nook	13'8 x 13'2			x			x
Main	Foyer	6'9 x 5'0			x			x
Above	Master Bedroom	14'2 x 11'4			x			x
Above	Bedroom	1'10 x 11'2			x			x
Below	Office	13'10 x 10'1			x			x
Below	Laundry	17'7 x 7'9			x			x

Finished Floor (Main):	1,259	# of Rooms:	10	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	517	# of Kitchens:	1	1	Above	4		No		Barn:
Finished Floor (Below):	509	# of Levels:	2	2	Below	3		No		Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	2,285 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5						Grg Dr Ht:
Grand Total:	2,285 sq. ft.	Basement: None		6						
				7						
				8						

Listing Broker(s): **Angell, Hasman & Associates (Eric Christiansen) Realty Ltd.**

Full video tour at www.ericchristiansen.com

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

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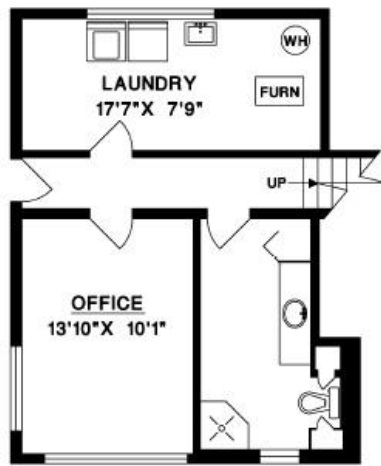
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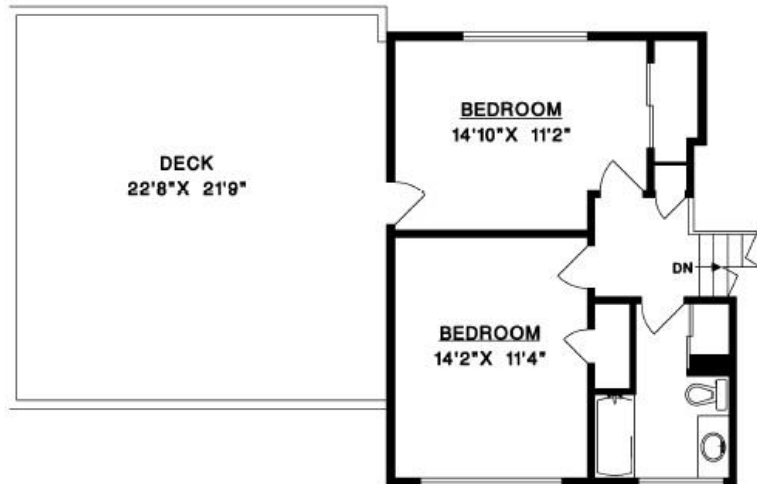
ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* Based on all S. homes sold
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**571 EASTCOT ROAD
WEST VANCOUVER**

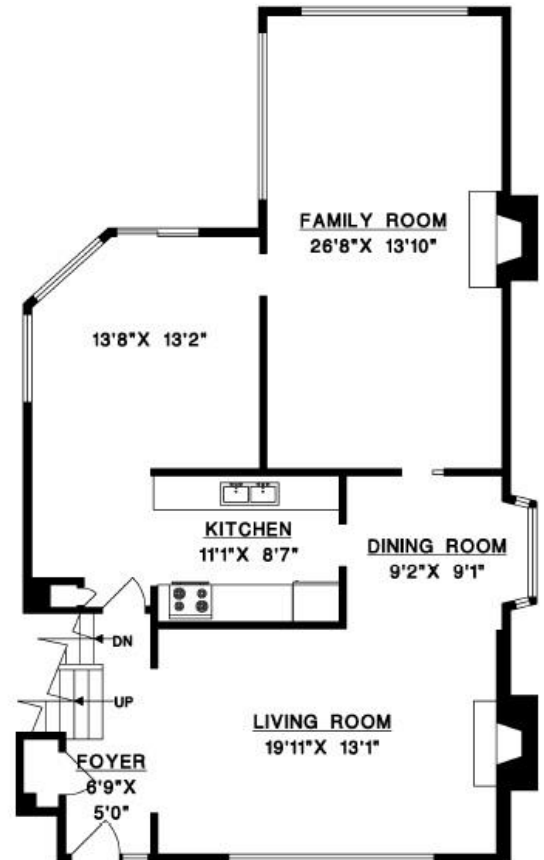
MAIN FLOOR	1,259 SQ.FT.
UPPER FLOOR	517 SQ.FT.
LOWER FLOOR	509 SQ.FT.
TOTAL	2,285 SQ.FT.
DECK	527 SQ.FT.



LOWER FLOOR



UPPER FLOOR



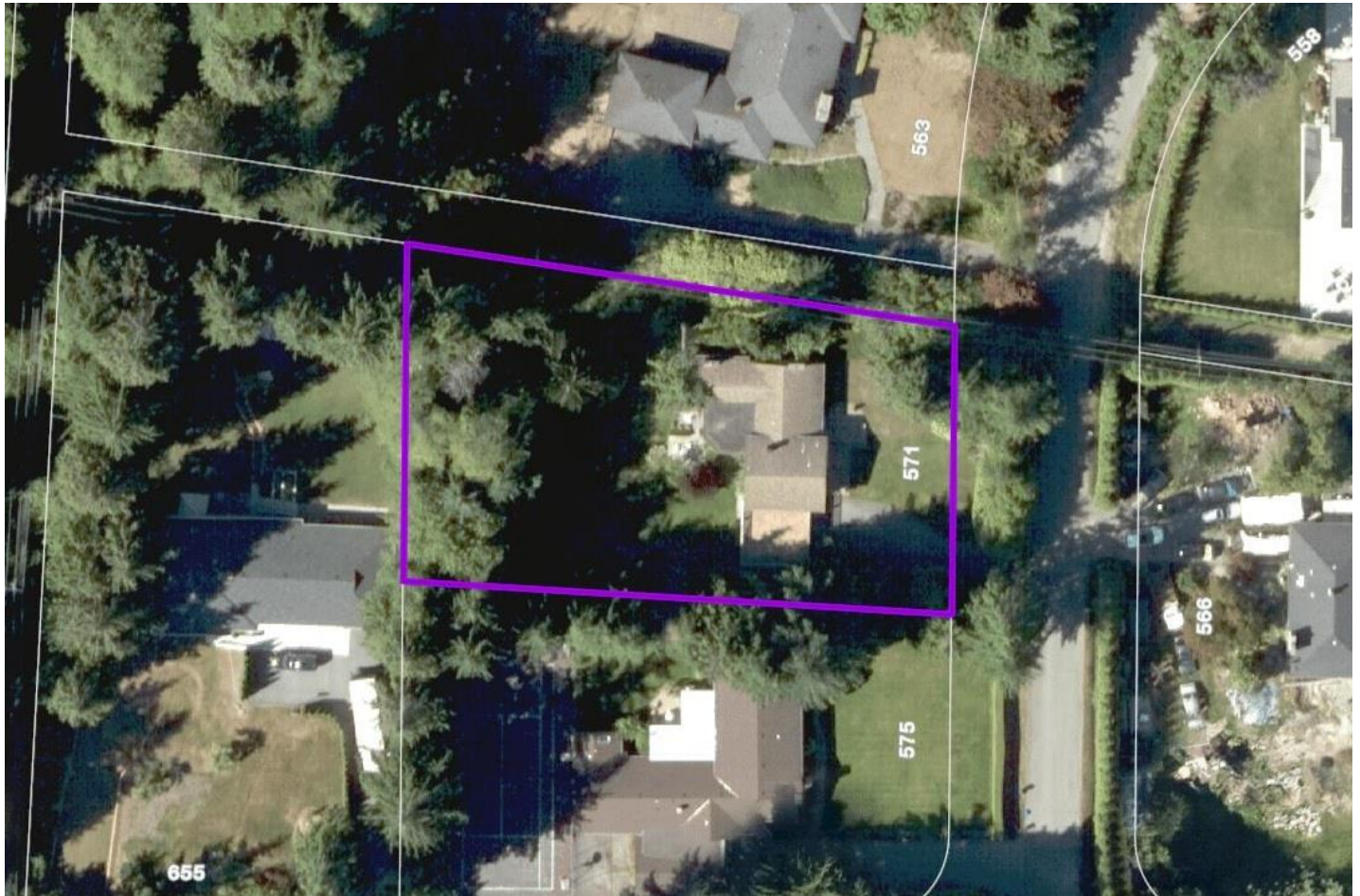
MAIN FLOOR





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