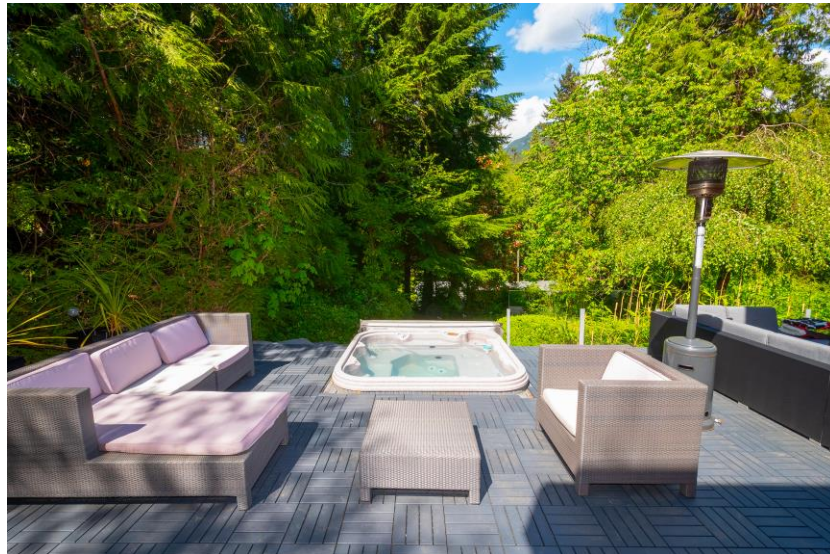




**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



## 5526 Marine Drive Offered at \$1,880,000

This gorgeous contemporary home is situated on a large 19,167 sq. ft. completely private property. Features of this beautifully renovated home include an open plan kitchen, spacious principle rooms, and a large back patio with hot tub for entertaining. Enjoy 3 spacious bedrooms and a family/den. A very spacious 1,925 sq. ft. of living space with level driveway with 2 car garage and parking for up to 4 more vehicles. Situated in an amazing area just minutes from the beach, steps to Park Verdun and a short drive from Caulfeild Village. Exceptional value in West Vancouver.


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



**Active**  
**R2456549**  
Board: V  
House/Single Family

**5526 MARINE DRIVE**  
West Vancouver  
Eagle Harbour  
V7W 2R5

Residential Detached  
**\$1,880,000** (LP)  
(SP) **M**



Sold Date: Frontage (feet): **120.00** Original Price: **\$1,880,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1968**  
 Depth / Size: **206.47 IRR** Bathrooms: **3** Age: **52**  
 Lot Area (sq.ft.): **19,167.00** Full Baths: **2** Zoning: **RS3**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$4,810.37**  
 Rear Yard Exp: **North** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **009-281-533**  
 Tour:

View: **Yes: mountain views**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type:

Style of Home: <b>2 Storey</b>	Total Parking: <b>6</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Double</b>		
Exterior: <b>Stucco, Wood</b>	Dist. to Public Transit: <b>Near</b>	Dist. to School Bus: <b>Near</b>	
Foundation: <b>Concrete Perimeter</b>	Title to Land: <b>Freehold NonStrata</b>		
Rain Screen:	Reno. Year: <b>2013</b>	Property Disc.: <b>Yes</b>	
Renovations: <b>Partly</b>	R.I. Plumbing:	PAD Rental:	
# of Fireplaces: <b>1</b>	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fireplace Fuel: <b>Wood</b>	Metered Water:	Fixtures Rmvd: <b>No</b>	
Water Supply: <b>City/Municipal</b>		Floor Finish: <b>Hardwood, Tile</b>	
Fuel/Heating: <b>Forced Air, Natural Gas</b>			
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>			
Type of Roof: <b>Torch-On</b>			

Legal: **LOT 21, BLOCK F, PLAN VAP11235, DISTRICT LOT 879, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6 x 15'1			x			x
Main	Dining Room	15'1 x 9'3			x			x
Main	Kitchen	13'0 x 10'9			x			x
Main	Family Room	19'2 x 11'2			x			x
Main	Laundry	9'7 x 9'3			x			x
Above	Master Bedroom	15'2 x 14'3			x			x
Above	Bedroom	11'11 x 9'10			x			x
Above	Bedroom	11'9 x 9'11			x			x
					x			x
					x			x

Finished Floor (Main): <b>1,110</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>815</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3	Above	4	No	Pool:
Finished Floor (Total): <b>1,925 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: <b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total: <b>1,925 sq. ft.</b>	Basement: <b>None</b>	6				
	Bed not in Basement: <b>3</b>	7				
		8				

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

**Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)**

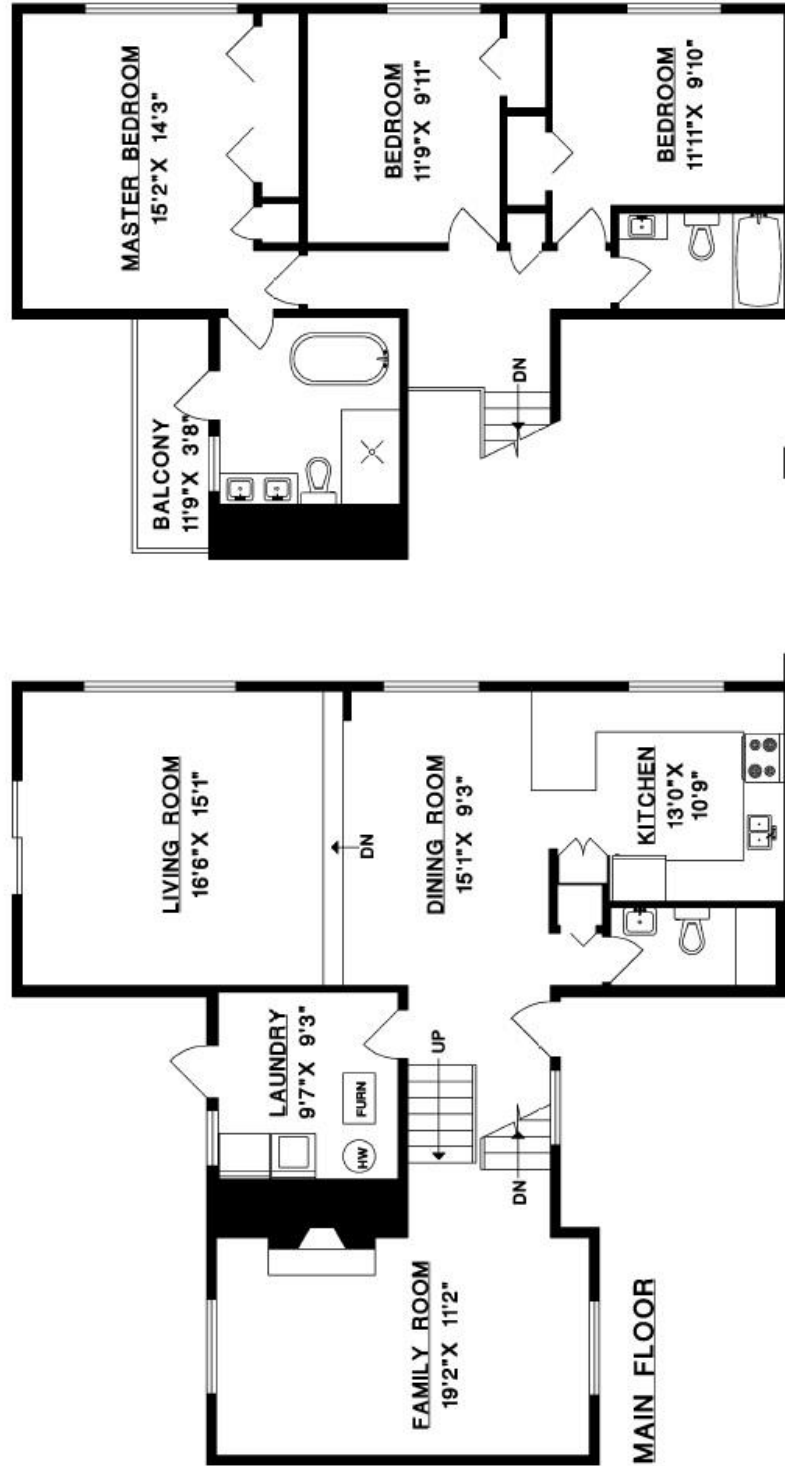
**All information contained herein is deemed to be accurate but should not be relied upon without verification.**



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\*BASED ON MILLION DOLLARS  
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5526 MARINE DRIVE  
WEST VANCOUVER

MAIN FLOOR 1,110 SQ.FT.  
UPPER FLOOR 815 SQ.FT.  
**TOTAL 1,925 SQ. FT.**  
GARAGE 400 SQ.FT.  
BALCONY 47 SQ.FT.





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