



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



1340 Palmerston Avenue Offered at \$2,980,000

An absolutely stunning home from the front entry to the manicured back yard. This 4,387 sq. ft. three level 5 bedrooms, 4 bathroom home has been extensively renovated while maintaining the character of the original home. The main floor is a huge 2,202 sq. ft. and includes a formal living and dining area, spacious kitchen with island, eating area and family room plus 2 spacious bedroom. The upper floor is a luxurious master suite and den or nursery. The lower level is perfect for teens with games room, den, 5th bedroom and large storage and laundry area. All situated on an incredible 13,504 sq. ft. property. A must see.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active **1340 PALMERSTON AVENUE** Residential Detached
R2492317 West Vancouver **\$2,980,000** (LP)
 Board: V Ambleside (SP)
 House/Single Family V7T 2H7



Sold Date: Frontage (feet): **80.00** Original Price: **\$2,980,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1932**
 Depth / Size: **159.14 IRR** Bathrooms: **4** Age: **88**
 Lot Area (sq.ft.): **13,504.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,708.91**
 Rear Yard Exp: **South** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-625-766**
 Tour: **Virtual Tour URL**

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

Style of Home: **3 Storey** Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
 Construction: **Frame - Wood** Parking: **Open**
 Exterior: **Wood** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: **No** Reno. Year: **1990**
 Renovations: **Completely** R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood** Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: chandeliers in dining room, kitchen, sunroom & guest room**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT B, PLAN VAP15681, PART W1/2 OF NE1/4, DISTRICT LOT 1083, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'8 x 15'7	Below	Recreation	20'1 x 17'7			x
Main	Dining Room	16'6 x 14'0	Below	Den	15'0 x 9'1			x
Main	Kitchen	13'3 x 13'1	Below	Bedroom	13'4 x 10'8			x
Main	Eating Area	14'2 x 11'2	Below	Laundry	15'0 x 11'6			x
Main	Family Room	20'8 x 15'7	Below	Storage	21'1 x 12'6			x
Main	Bedroom	11'4 x 10'4			x			x
Main	Bedroom	11'3 x 10'5			x			x
Main	Foyer	8'6 x 6'0			x			x
Above	Master Bedroom	17'6 x 15'6			x			x
Above	Bedroom	16'10 x 12'7			x			x

Finished Floor (Main):	2,202	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	845	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	1,340	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	6	Yes	Pool:
Finished Floor (Total):	4,387 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	4,387 sq. ft.	Basement: None		6				
				7				
				8				

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

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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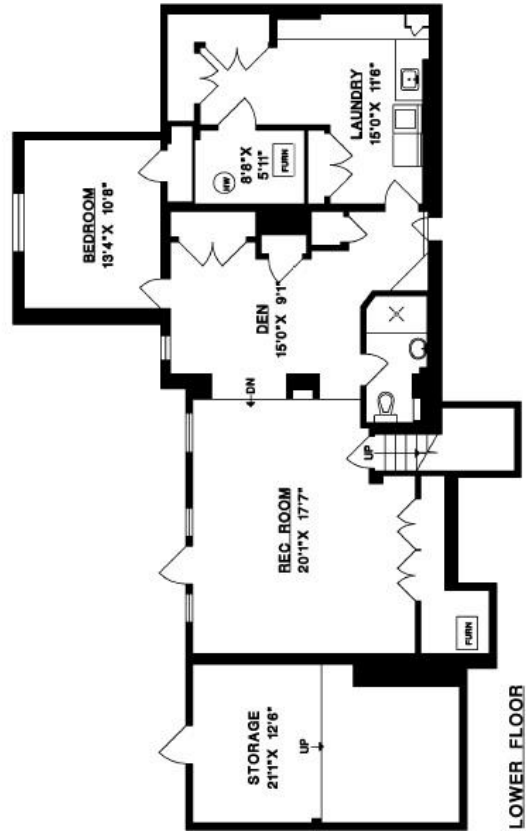
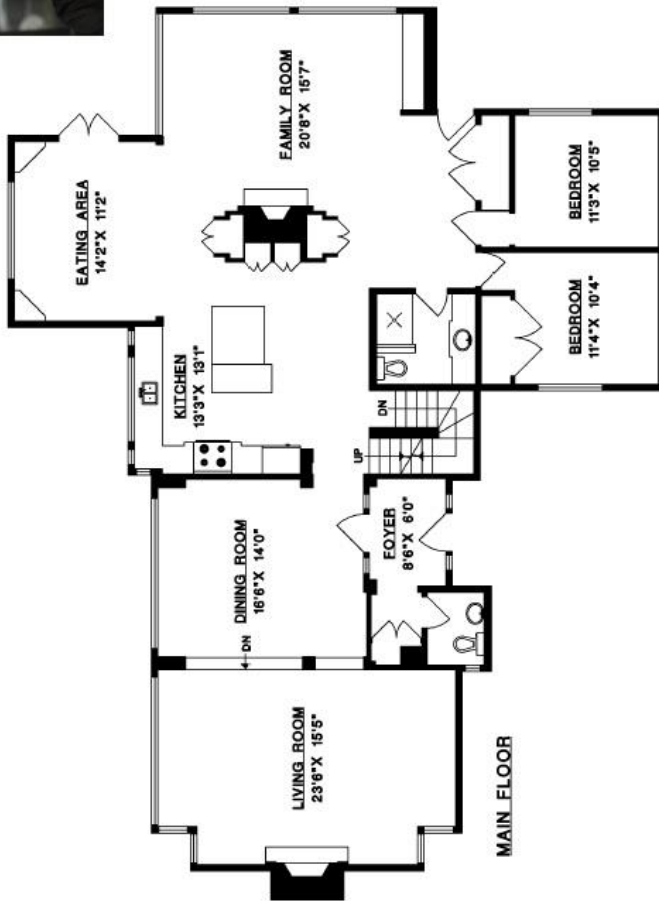
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ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*

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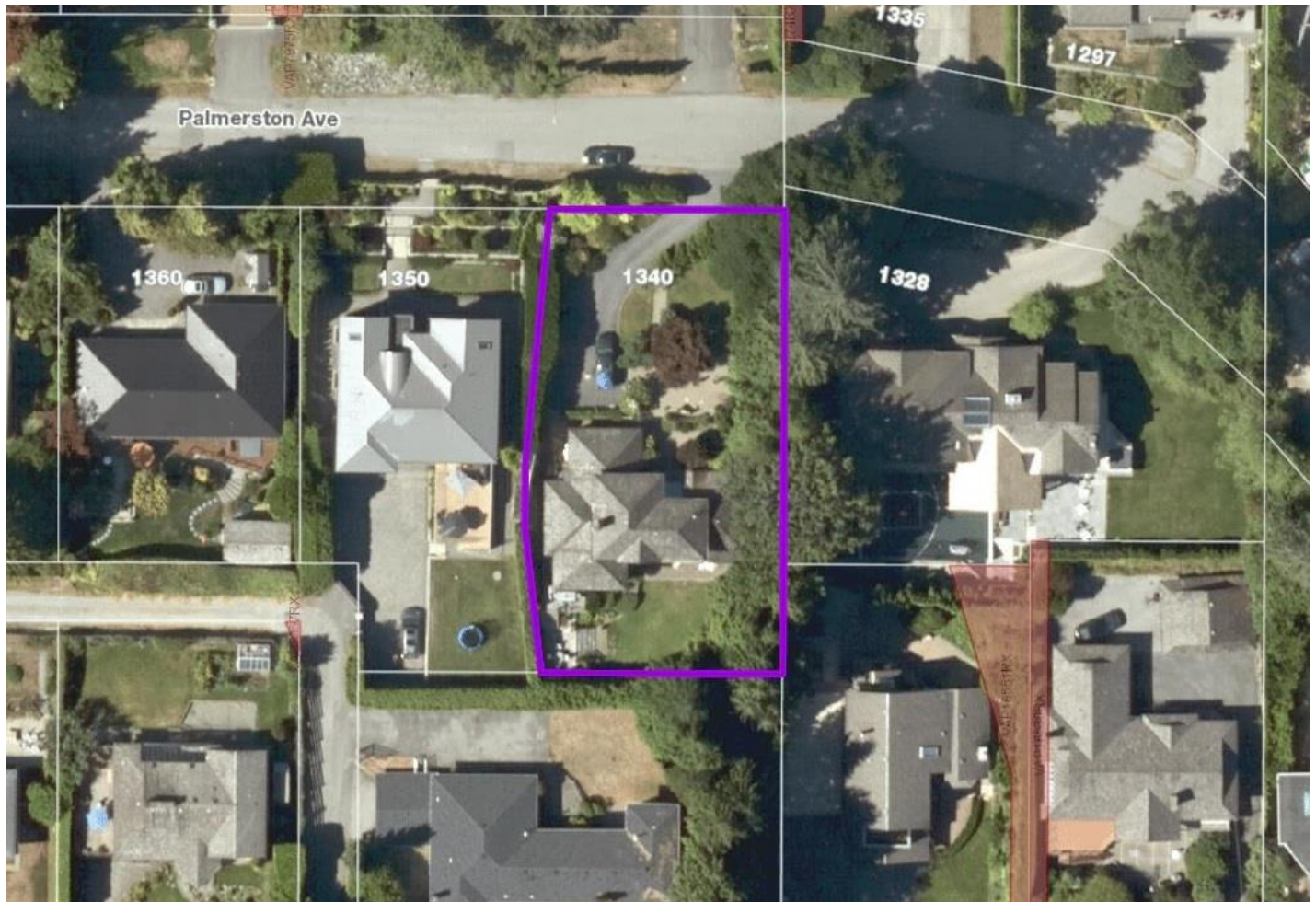
MAIN FLOOR 2,202 SQ.FT.
 UPPER FLOOR 845 SQ.FT.
 LOWER FLOOR 1,340 SQ.FT.
TOTAL 4,387 SQ.FT.
 STORAGE 275 SQ.FT.





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