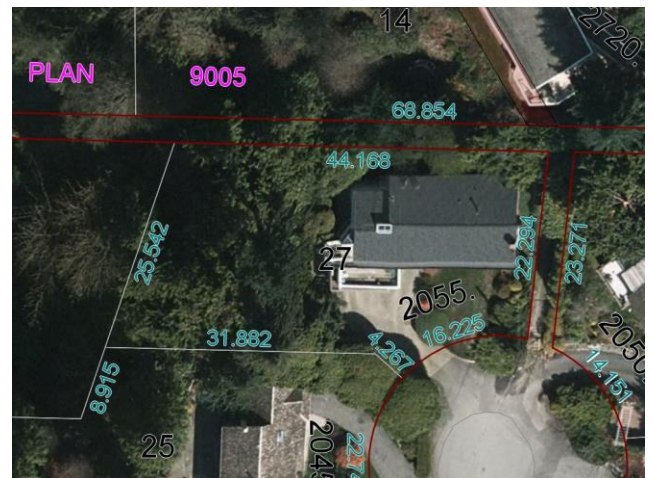
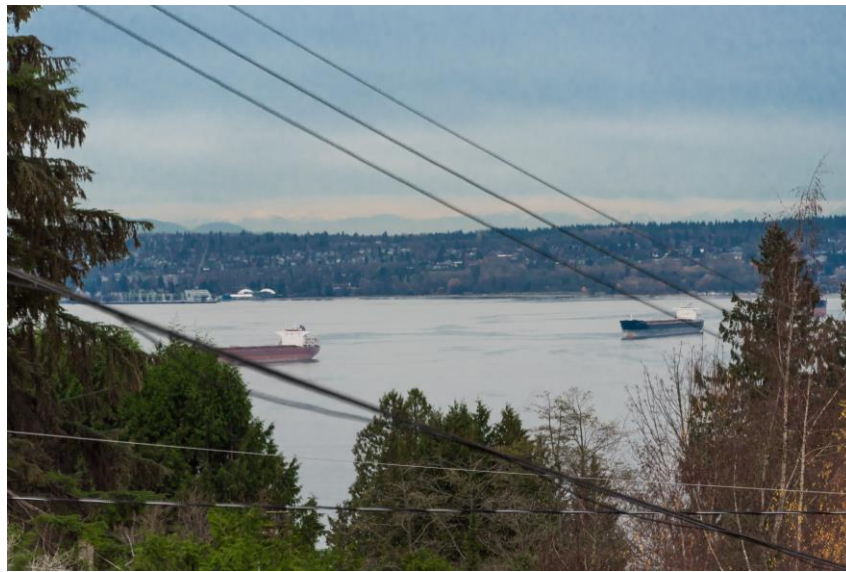




**ERIC CHRISTIANSEN**  
West Vancouver Real Estate

tel. 604-312-9999



## 2055 27<sup>th</sup> Street Offered at \$2,860,000

This beautiful 3 bedroom, 3,428 sq. ft. home is situated on a private 12,454 sq. ft. cul-de-sac property. Enjoy the water views while soaking in the sunshine all day. The family room, nook and kitchen area offer an open plan and large decks for entertaining. The lower level is perfect for teenagers with recreation room and indoor hot tub. Just minutes from Dunderave and recreation. A must see.



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**Active** **2055 27TH STREET** Residential Detached  
**R2124341** West Vancouver **\$2,860,000 (LP)**  
 Board: V Queens **(SP)**  
 House/Single Family V7V 4L3



Sold Date: Frontage (feet): **171.83** Original Price: **\$2,860,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1963**  
 Depth / Size: **83.80 IRR** Bathrooms: **3** Age: **53**  
 Lot Area (sq.ft.): **12,454.00** Full Baths: **3** Zoning: **RS3**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,964.93**  
 Rear Yard Exp: **North** For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **009-281-347**  
 Tour:

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

Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Stucco, Wood** Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: **No** Seller's Interest: **Registered Owner**  
 Renovations: **Partly** Property Disc.: **Yes**  
 # of Fireplaces: **2** PAD Rental:  
 Fireplace Fuel: **Gas - Natural** Fixtures Leased: **No**  
 Water Supply: **City/Municipal** Fixtures Rmvd: **No**  
 Fuel/Heating: **Forced Air, Natural Gas** Floor Finish: **Wall/Wall/Mixed**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Legal: **PL VAP11236 LT 27 BLK A DL 815 LD 36**

Amenities: **Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'9 x 14'2	Below	Laundry	15'11 x 13'5			x
Main	Dining Room	14'2 x 11'8	Below	Foyer	12'0 x 9'2			x
Main	Kitchen	11'2 x 8'0	Below	Storage	10'9 x 7'1			x
Main	Family Room	23'5 x 14'6						x
Main	Master Bedroom	12'8 x 12'0						x
Main	Walk-In Closet	6'7 x 6'4						x
Main	Bedroom	12'8 x 11'2						x
Below	Bedroom	17'2 x 10'8						x
Below	Recreation	22'3 x 28'8						x
Below	Other	14'4 x 13'1						x

Finished Floor (Main):	<b>1,863</b>	# of Rooms:	<b>13</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>					
Finished Floor (Below):	<b>1,565</b>	# of Levels:	<b>2</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>					
Finished Floor (Basement):	<b>0</b>	Suite:		4								
Finished Floor (Total):	<b>3,428 sq. ft.</b>	Crawl/Bsmt. Height:		5								
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>3</b>	6								
Grand Total:	<b>3,428 sq. ft.</b>	Basement: <b>None</b>		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.**

Angell Hasman & Associates (Eric Christiansen) Realty Ltd  
 1555 Marine Drive, West Vancouver, BC V7V 1H9  
 eric@ericchristiansen.com



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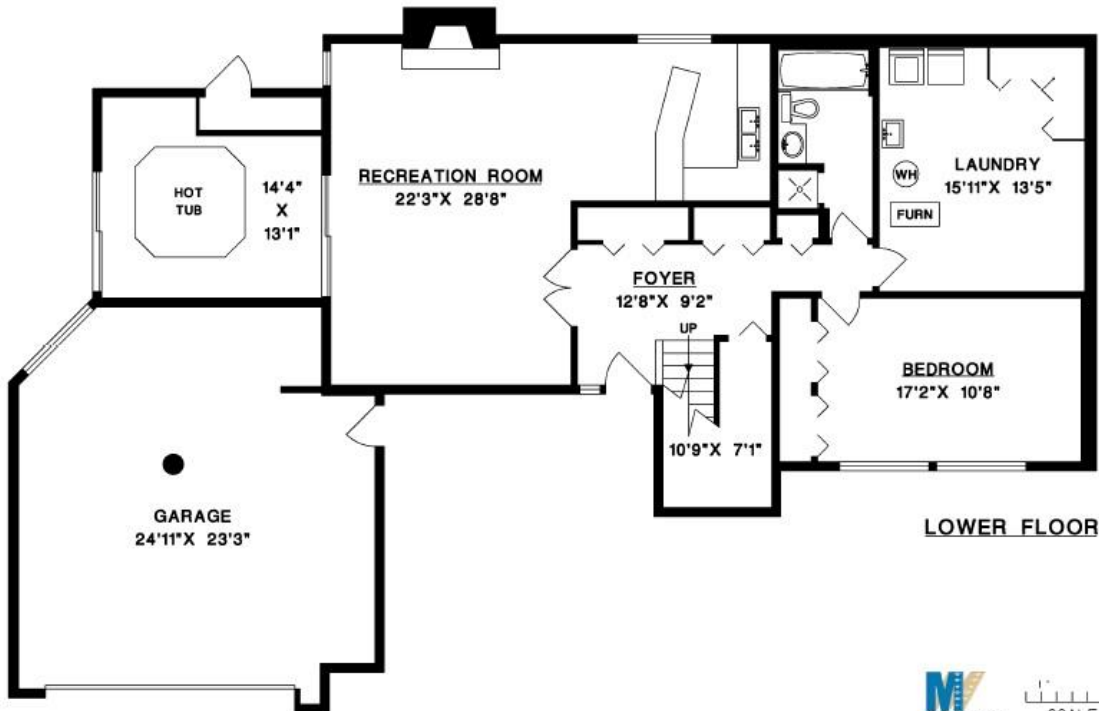
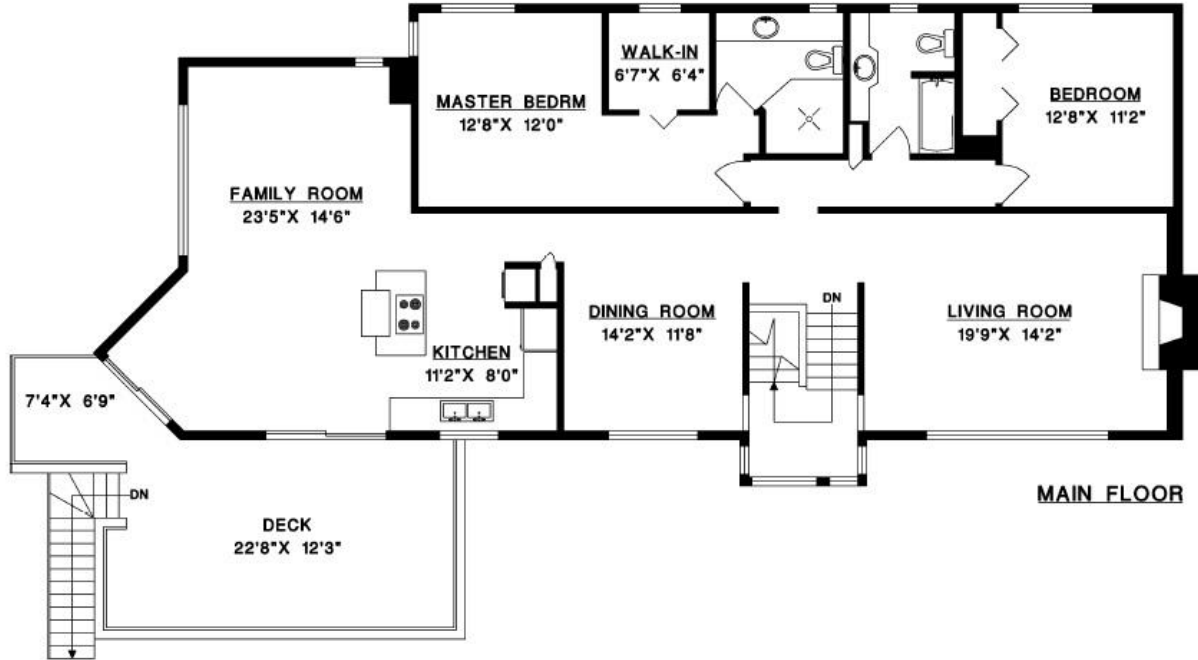
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ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.  
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.\*  
\*based on R.S. homes sold  
**MOBILE 604.312.9999**  
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**2055 27TH STREET  
WEST VANCOUVER**

MAIN FLOOR	1,863 SQ.FT.
LOWER FLOOR	1,565 SQ.FT.
<b>TOTAL</b>	<b>3,428 SQ.FT.</b>
GARAGE	586 SQ.FT.
DECK	367 SQ.FT.



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