


Presented by:
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West Vancouver, Dunderave Residential Detached
2329 KINGS AV, V7V 2C3 **MLS# V1056717** **Sold**



List Price: **\$2,499,000** **Sold Price** **\$2,300,000** **Days on Market: 9**
Sold Date: **16-Apr-14**

Complex/Subdiv:

| | | |
|-------------------------------|--------------------------------|----------------------------------|
| Frontage: 69.60 ft | Bedrooms: 4 | PID: 005-014-000 |
| Depth/Size: 132 | Bathrooms: 3 | Type: House/Single Family |
| Lot Area SqFt: 9187.00 | Full Baths: 3 | Approx Yr Blt: 1990 |
| Rear Yard Exp: | Half Baths: 0 | Age at List Date: 24 |
| Meas Type: Feet | If New GST/HST Incl: No | Taxes: \$7,675 (2013) |
| Flood Plain: | Zoning: RS5 | |

View:
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

| | | |
|--|--|--|
| Style of Home: 1 1/2 Storey | Total Parking: 6 | Covered Parking: 2 |
| Construction: Frame - Wood | Parking Access: Front | |
| Foundation: Concrete Perimeter | Parking Facilities: Garage; Double, Add. Parking Avail. | |
| Exterior: Wood | | |
| Rainscreen: | R/I Plumbing: | Dist to Public Trans: 1 block Dist to School Bus: 1/2 bloc |
| Type of Roof: Asphalt | Reno Year: | Possession: TBA |
| Renovations: | Title to Land: Freehold NonStrata | Seller's Interest: Registered Owner |
| Flooring: Wall/Wall/Mixed, Tile | Mortgage Info: \$0 | |
| Water Supply: City/Municipal | | |
| Heat/Fuel: Forced Air | | |
| No. of Fireplaces: 2 | R/I Fireplaces: | Property Disclosure: Y - April 6, 2014 |
| Fireplace Fuel: Gas - Natural, Wood | | Out Buildings: |
| Outdoor Area: Patio(s) | | |
| Pad Rental: | | |
| Fixtures Leas: N | | |
| Fixt Removed: N | | |

Legal: **PL VAP2709 LT 21 BLK 8 DL 554 LD 36 GROUP 1.**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Fireplace Insert, Security System, Vacuum Blt. In**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main F. | Foyer | 8' X 13'6 | Above | Bedroom | 10'2 X 14'4 | | | X |
| Main F. | Living Room | 19'9 X 14'11 | Above | Bedroom | 10'2 X 14'4 | | | X |
| Main F. | Dining | 11'9 X 15'8 | | | | | | X |
| Main F. | Kitchen | 13'8 X 9' | | | | | | X |
| Main F. | Eating Area | 8'6 X 9'9 | | | | | | X |
| Main F. | Family Room | 20'9 X 16'8 | | | | | | X |
| Main F. | Bedroom | 12'5 X 15'5 | | | | | | X |
| Main F. | Laundry | 8'3 X 7'5 | | | | | | X |
| Above | Master Bedroom | 14'5 X 14'3 | | | | | | X |
| Above | Walk-In Closet | 6'9 X 4'7 | | | | | | X |

| Floor Area (SqFt): | | Total # Rooms: 12 | | Bathrooms | |
|----------------------------|--------------|--------------------------|--------------|-----------|--|
| Main Floor Area SqFt: | 1,700 | # Kitchens: | 1 | 1 | 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up SqFt: | 894 | Finished Levels: | 2 | 2 | 4 Piece; Ensuite: Y; Level: Above |
| Finished Floor Down: | 0 | Crawl/Bsmt Height: | | 3 | 4 Piece; Ensuite: N; Level: Above |
| Finished Floor Bsmt SqFt: | 0 | Basement Area: | Crawl | 4 | |
| Total Finished Floor SqFt: | 2,594 | Suite: | | 5 | |
| Unfinished Floor: | 0 | | | 6 | |
| Grand Total Floor Area: | 2,594 | | | 7 | |
| | | | | 8 | |

Listing Broker(s): **VPG Realty Inc, VPG Realty Inc**

Rarely available, highly desirable, 2300 block of Kings Avenue. This 4 bedroom, 3 bathroom split level home is in immaculate condition and sits on a large nearly 9200 sq ft lot. The house has a comfortable family friendly layout and many options to renovate or enlarge. The home is within walking distance to schools, Dunderave Village, the Seawall, and Rec Centre. There is a potential for pocket views if built up.