

Presented by:
Richard Tak
 Prudential Sussex Realty
 Phone: 604-925-2911 Cell: 604-880-3556
 Email: rt@takrealtor.com
 Website: www.takrealtor.com

West Vancouver, Dundarave Residential Detached
2478 KINGS AV, V7V 2C6 **MLS# V1085312** **Sold**



List Price: **\$3,998,000** **Sold Price** **\$3,780,000** **Days on Market: 83**
Sold Date: **08-Dec-14**

Complex/Subdiv:
 Frontage: **65.00 ft** Bedrooms: **5** PID: **012-893-960**
 Depth/Size: **132** Bathrooms: **6** Type: **House/Single Family**
 Lot Area SqFt: **8580.00** Full Baths: **4** Approx Yr Blt: **2013**
 Rear Yard Exp: **S** Half Baths: **2** Age at List Date: **1**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$9,407 (2014)**
 Flood Plain: Zoning: **SFD**
 View: **N**
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 3	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Wood		
Rainscreen: Full	R/I Plumbing:	Dist to School Bus:
Type of Roof: Asphalt		
Renovations:	Reno Year:	Possession: TBA
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water, Radiant, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL VAP3418 LT 3 BLK 20 DL 555 LD 36 **TR 12/2/2014**
 Amenities:
 Site Influences: **Central Location, Private Setting**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	24'9" X 13'5"	Below	Recreation Room	35'4" X 0'			X
Main F.	Living Room	22' X 15'	Below	Eating Area	9'3" X 9'1"			X
Main F.	Dining	13' X 11'11"	Below	Games Room	14'9" X 8'11"			X
Main F.	Office	12' X 11'11"			X			X
Above	Master Bedroom	15'1" X 14'6"			X			X
Above	Bedroom	14'4" X 10'7"			X			X
Above	Bedroom	12'6" X 10'			X			X
Above	Bedroom	11'11" X 10'7"			X			X
Below	Bedroom	11'11" X 11'10"			X			X
Below	Den	12'3" X 12'			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,590	Total # Rooms: 13	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,427	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,590	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,607	Basement Area: Fully Finished	5 4 Piece; Ensuite: Y; Level: Bsmt
Unfinished Floor: 0	Suite: None	6 2 Piece; Ensuite: N; Level:Bsmt
Grand Total Floor Area: 4,607		7
		8

Listing Broker(s): **Royal LePage Sussex (WVan)**

Beautifully designed custom home by Marque Thompson boasts a chef like kitchen, elegant site finished white oak hardwood, in-floor radiant heating, and high quality finishes. 4 bedrooms/ 3 bathrooms upstairs, 1 bed & den, 2bath downstairs (great for a nanny or inlaw suite), 2 car garage, bar and entertainment room, and a uniquely large, lush, and private backyard with heated and covered patio. Laundry room can be made into Wok/Spice Kitchen. Top quality home designed perfectly home for a family who loves to entertain and enjoy life. Relish in living on a quiet block just steps from the main hub of Dundarave, the ocean, and great schools. The perfect family home of the highest quality!