

Presented by:  
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West Vancouver, Westmount WV Residential Detached  
**3225 MATHERS AV, V7V 2K6** **MLS# V1049464** **Sold**



List Price: **\$1,898,000**    **Sold Price**    **\$1,760,000**    **Days on Market: 10**  
**Sold Date:**    **07-Mar-14**

Complex/Subdiv:  
 Frontage: **80.00 ft**    Bedrooms: **3**    PID: **010-574-425**  
 Depth/Size: **169.3**    Bathrooms: **2**    Type: **House/Single Family**  
 Lot Area SqFt: **13495.00**    Full Baths: **2**    Approx Yr Blt: **1952**  
 Rear Yard Exp: **N**    Half Baths: **0**    Age at List Date: **62**  
 Meas Type: **Feet**    If New GST/HST Incl:    Taxes: **\$6,373 (2013)**  
 Flood Plain: **No**    Zoning: **SFD**  
 View: **Y - WATER**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Single</b>	
Exterior: <b>Stucco</b>		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: <b>Asphalt</b>	Dist to Public Trans:	
Renovations: <b>Completely</b>	Possession: <b>TBA</b>	
Flooring: <b>Mixed</b>	Reno Year: <b>2001</b>	Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Natural Gas, Hot Water</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Gas - Natural, Wood</b>		Out Buildings:
Outdoor Area: <b>Balcony(s); Patio(s) or Deck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL VAP7542 LT 14 BLK 5 DL 557 LD 36 PART N 1/2, GROUP 1.**  
 Amenities:  
 Site Influences: **Central Location**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10' X 15'6			X			X
Main F.	Dining	13' X 14'7			X			X
Main F.	Living Room	14'11 X 21'5			X			X
Main F.	Bedroom	14'7 X 10'2			X			X
Main F.	Master Bedroom	11'4 X 14'6			X			X
Below	Bedroom	17'1 X 14'9			X			X
Below	Family Room	11'10 X 20'			X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>	<b>Bathrooms</b>	
Main Floor Area SqFt: <b>1,614</b>	Total # Rooms: <b>7</b>	1 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>1</b>	2 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Down: <b>823</b>	Finished Levels: <b>2</b>	3
Finished Floor Bsmt SqFt: <b>0</b>	Crawl/Bsmt Height: <b>4</b>	4
Total Finished Floor SqFt: <b>2,437</b>	Basement Area: <b>None</b>	5
		6
Unfinished Floor: <b>0</b>	Suite:	7
Grand Total Floor Area: <b>2,437</b>		8

Listing Broker(s): **Prudential Sussex Realty(WVan)**

**Great entertaining. Westmount, first time on the market in 60 years. Custom built home, 3 bedrooms, 2 bathrooms, with exceptional quality. Then completely (everything) renovated 12 years ago with more of the same care and attention to detail, mature landscape, beautiful creek, and views are all part of this 13,495 sq ft property. Quiet, sunny, and convenient location.**