

Presented by:
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West Vancouver, VVVAL (Altamont) Residential Detached
2185 GISBY ST **MLS # V713548** **Active**



List Price: \$1,290,000

Complex/Subdiv: V7V 4N5
 Postal Code: V7V 4N5

Frontage: 151.00 ft	Type: HOUSE
Depth/Size:	Approx Yr Blt: 1965
Lot Area SqFt: 18,080	Age at List Date: 43
Rear Yard Exp: Southwest	Bathrooms: 3
Meas Type: Feet	Zoning: SFD
Flood Plain:	Taxes: \$5,235 /2007
Half Baths: 1	If New GST Incl:
Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water	Occupancy: Owner

View:

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking: 4
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Multiple	
Exterior: Brick / Wood		
Rainscreen:	Dist to Public Trans: 3	Dist to School Bus: 3
Type of Roof: Wood	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood/ Mixed		Seller's Interest: Registered Owner /
Water Supply: City/Municipal		Mortgage Info: 0 /
Heat/Fuel: Forced Air / Natural Gas		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Roughed in Plumb:
Outdoor Area: Patio(s)		Fixtures Leas: No
Pad Rental:		Fixt Removed:
Out Buildings:		

Legal: LT 3 BLK D DL 817 LD 37 PL 11141 PID: 009-144-293

Amenities:

Features Incl: Clothes Washer / Refrigerator / Stove / Clothes Dryer

Site Influences: Central Location / Private Yard / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'	Main F.	Dining	14' X 9'			X
Main F.	Kitchen	11' X 11'	Bsmt	Other	10'3 X 7'7			X
Main F.	Family Room	18' X 13'						X
Main F.	Bedroom	14'6 X 10'9						X
Above	Master Bedroom	13' X 12'4						X
Above	Bedroom	12'7 X 10'7						X
Above	Bedroom	10'1 X 8'2						X
Above	Bedroom	12'4 X 10'1						X
Bsmt	Recreation Room	18'2 X 12'5						X
Bsmt	Laundry	10'10 X 9'11						X

Floor Area (SqF)		Total # Rooms: 12		Bathrooms	
Main Floor Area SqFt:	1,238	# Kitchens:	1	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	872	Finished Levels:	1	2	5 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	533	Basement Area:	Part	4	
Total Finished Floor SqFt:	2,643			5	
		Suite:		6	
Unfinished Floor:	41			7	
Grand Total Floor Area:	2,684			8	

Listing Broker(s): Prudential Sussex Realty

Altamont Estate Property. There is a sunny landscaped backyard; the palm tree says it all! This original owner traditional home has 5 bdrms/3 baths. The house has a great floor with a family room off the kitchen & a good indoor/outdoor connection. The south part of this 18,000 sf property is 170 feet wide and there is a creek on the westerly edge. This is a piece of paradise. This property is close to West Bay Elementary School which has an International Baccalaureate Program.