

Presented by:  
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West Vancouver, Dunderave MLS# V807314 Residential Detached  
**2329 LAWSON AV, V7V 2E5** **Active**



List Price: \$1,425,000

Complex/Subdiv:

Frontage: 69.60 ft	Bedrooms: 3	PID: 013-530-178
Depth/Size: 132	Bathrooms: 3	Type: House/Single Famil
Lot Area SqFt: 9187.00	Full Baths: 3	Approx Yr Blt: 1960
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 50
Meas Type: Feet	If New GST Incl:	Taxes: \$5,434 (2009)
Flood Plain:	Zoning: SFD	
View: Y - W		
Serv. Connected: Electricity, Natural Gas, Water		

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Multiple	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1BLK
Type of Roof: Other		Dist to School Bus: 2BLK
Renovations:	Reno Year:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Estate Sale
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 2709 LT 21 BLK 5 DL 554 DL 37

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'11 X 14'			X			X
Main F.	Kitchen	11' X 9'			X			X
Main F.	Dining	14'3 X 13'5			X			X
Main F.	Master Bedroom	14'5 X 11'			X			X
Below	Bedroom	11' X 13'			X			X
Below	Bedroom	16'9 X 11'			X			X
Below	Recreation Room	14'10 X 11'6			X			X
Main F.	Eating Area	9'1 X 6'9			X			X
Below	Kitchen	11'4 X 8'10			X			X
					X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,076	Total # Rooms: 9	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down: 1,057	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,133	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,133		8

Listing Broker(s): Prudential Sussex Realty

BIG Dunderave 69.6 x 132 ft lot, small water view. Solid 1960's original architect designed contemporary home with 3/4 bedrooms, 3 bathrooms, and 2 kitchens. Close to the beach, schools, shops, rec centre & library.