

Presented by:
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West Vancouver, VWVDU (Dundarave) Residential Detached
2348 PALMERSTON AV MLS # V692521 Active



List Price: \$1,578,000

Complex/Subdiv:
 Postal Code: V7V 2W1

Frontage: 72.90 ft	Type: HOUSE
Depth/Size:	Approx Yr Blt: 1957
Lot Area SqFt: 8,150	Bedrooms: 5
Rear Yard Exp: South	Bathrooms: 2
Meas Type: Feet	Full Baths: 2
Flood Plain:	Half Baths: 0
Serv. Connected: Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water	Taxes: \$4,738 /2007
View: Yes- WATER	If New GST Incl:
	Occupancy: Owner

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Carport; Single	
Exterior: Wood		
Rainscreen:	Dist to Public Trans: 2 BLKS	Dist to School Bus: 5 BLKS
Type of Roof: Asphalt	Possession:	
Renovations: Reno Year:	Title to Land: Freehold NonStrata	
Flooring: Hardwood/ Mixed	Seller's Interest: Registered Owner /Power of Attorney	
Water Supply: City/Municipal	Mortgage Info: 0 /	
Heat/Fuel: Forced Air / Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Roughed in Plumb:
Outdoor Area: Balcony(s) / Fenced Yard / Patio(s)		Fixtures Leas: No
Pad Rental:		Fixt Removed:
Out Buildings:		

Legal: LT 1 OF A PART W PL 8417 BLK 15 DL 783 LD 37 PID: 010-085-033

Amenities:

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

Site Influences: Central Location / Private Setting / Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'2 X 12'11	Below	Bedroom	12'10 X 12'1			X
Main F.	Dining	11'9 X 9'8	Below	Laundry	11'9 X 5'8			X
Main F.	Kitchen	15'1 X 9'7	Below	Storage	13'5 X 7'2			X
Main F.	Master Bedroom	13'1 X 10'7			X			X
Main F.	Bedroom	11'11 X 9'3			X			X
Main F.	Bedroom	10'2 X 9'1			X			X
Below	Living Room	13'5 X 12'5			X			X
Below	Dining	17' X 7'			X			X
Below	Kitchen	11'10 X 9'6			X			
Below	Bedroom	12'11 X 9'7			X			

Floor Area (SqF)		Total # Rooms: 13		Bathrooms	
Main Floor Area SqFt:	1,350	# Kitchens:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Below
Finished Floor Down:	1,277	Crawl/Bsmt Height:		3	
Finished Floor Bsmt SqFt:	0	Basement Area:	Full	4	
Total Finished Floor SqFt:	2,627			5	
				6	
Unfinished Floor:	111	Suite:		7	
Grand Total Floor Area:	2,738			8	

Listing Broker(s): Prudential Sussex Realty, Prudential Sussex Realty

A stunning view, an extra wide Southside lot (72'9 - 8,150 sf)) on a quiet prime Dundarave St, with a spacious, dated but very solid bungalow with 2 bdrm "Guest" suite. This is a terrific opportunity - Act fast!