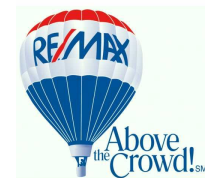




Presented by:
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West Vancouver, Queens MLS# V1029135 Residential Detached
2365 QUEENS AV, V7V 2Y7 **Sold**



List Price: \$2,590,000 Sold Price: \$2,350,000 Days on Market: 34
 Sold Date: 28-Oct-13

Complex/Subdiv:

Frontage: 114.00 ft	Bedrooms: 4	PID: 009-475-184
Depth/Size: 166	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 13276.00	Full Baths: 2	Approx Yr Blt: 1963
Rear Yard Exp:	Half Baths: 1	Age at List Date: 50
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,772 (2012)
Flood Plain:	Zoning: SFD	

View: Y - WATER, MOUNTAIN & CITY
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

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

Legal: PL VAP9780 LT 42 BLK 16 DL 783 LD 37
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 16'			X			X
Main F.	Kitchen	15' X 2'			X			X
Main F.	Foyer	12' X 11'			X			X
Main F.	Laundry	12' X 8'			X			X
Main F.	Storage	8' X 7'			X			X
Above	Master Bedroom	14'2 X 12'			X			X
Above	Bedroom	16' X 11'			X			X
Above	Bedroom	12' X 10'			X			X
Above	Bedroom	13' X 10'			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,260	Total # Rooms: 9	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,260	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,520	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,520		8

Listing Broker(s): Amex Broadway West Realty

West Vancouver's most sought-after LOCATION! This magnificent view property with exceptionally large frontage offers great opportunities of rent and hold or building your dream house. House is in good condition. You must see!



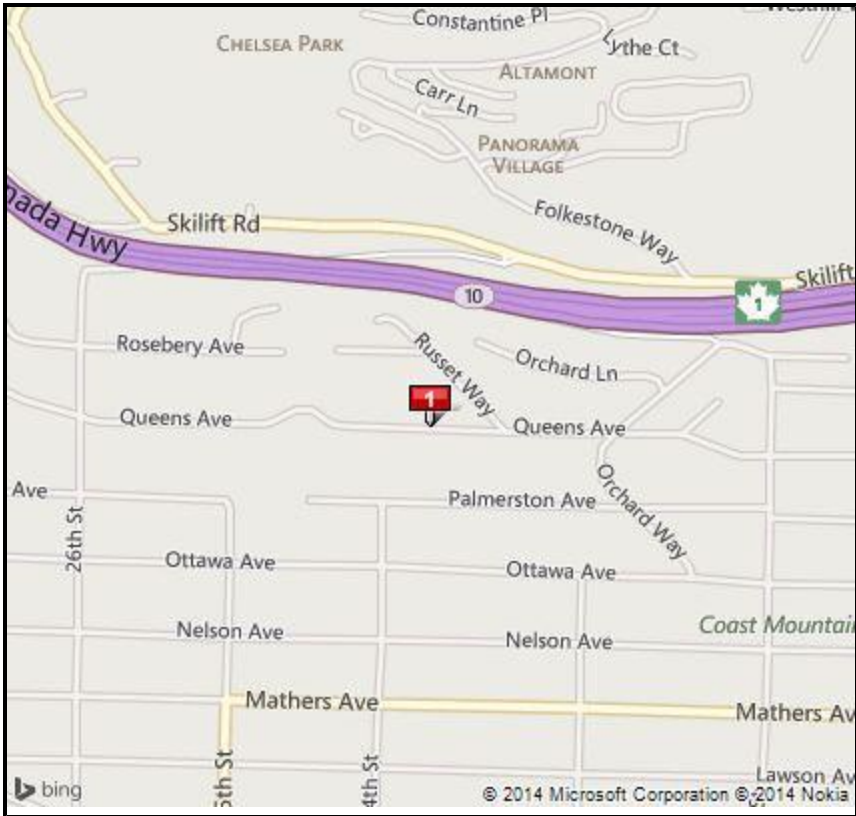
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 West Vancouver, Queens

MLS#: V1029135

List Price: \$2,590,000



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