



1130 Groveland Court Offered at \$3,598,000

This beautifully renovated family home is situated on a completely private 29,751 sq. ft. creekside, cul-de-sac property. Features of this spacious 4,323 sq. ft., 2 level home includes an open floor plan living, dining, kitchen and family room, master bedroom and guest bedroom on the main floor. The lower level includes a one bedroom suite, plus potential for another 2 bedroom guest suite. Enjoy the level driveway, large entrance foyer and a park-like setting.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2662454
 Board: V
 House/Single Family

1130 GROVELAND COURT

West Vancouver
 British Properties
 V7S 1Z6

Residential Detached

\$3,598,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$3,598,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1965**
 Frontage(feet): **103.12** Bathrooms: **4** Age: **57**
 Frontage(metres): **31.43** Full Baths: **4** Zoning: **RS3**
 Depth / Size: **284.34 IRR** Half Baths: **0** Gross Taxes: **\$10,711.96**
 Lot Area (sq.ft.): **29,751.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.68** P.I.D.: **009-179-844** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations: **Partly**
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2015**
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Driveway Finish:
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK 41, PLAN VAP11043, DISTRICT LOT CE #4, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,118	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,114	Main	Living Room	20'1 x 15'8	Below	Living Room	13'7 x 10'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'7 x 10'3	Below	Kitchen	12'6 x 10'4	Main	3
Finished Floor (Below):	0	Main	Kitchen	18'0 x 11'8	Below	Bedroom	13'6 x 10'7	Main	4
Finished Floor (Basement):	0	Main	Family Room	17'2 x 10'10			x	Below	4
		Main	Den	20'1 x 10'4			x	Below	4
Finished Floor (Total):	4,232sq. ft.	Main	Master Bedroom	16'3 x 11'8			x		
Unfinished Floor:	0	Main	Bedroom	15'1 x 10'0			x		
Grand Total:	4,232sq. ft.	Main	Foyer	12'9 x 9'11			x		
		Below	Recreation Room	20'1 x 15'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Flex Room	14'7 x 13'2			x		
		Below	Kitchen	12'6 x 7'10			x		
Suite:		Below	Bedroom	15'4 x 10'3			x		
Basement:None		Below	Bedroom	13'6 x 11'10			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 3	# of Rooms: 16	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Bellevue Realty Group**

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

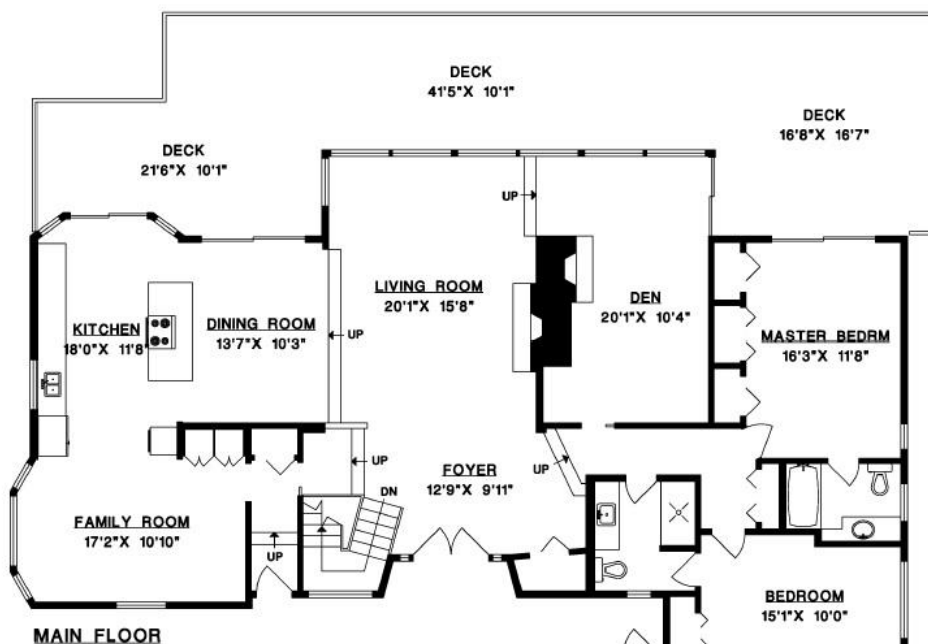


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WEST VANCOUVER**

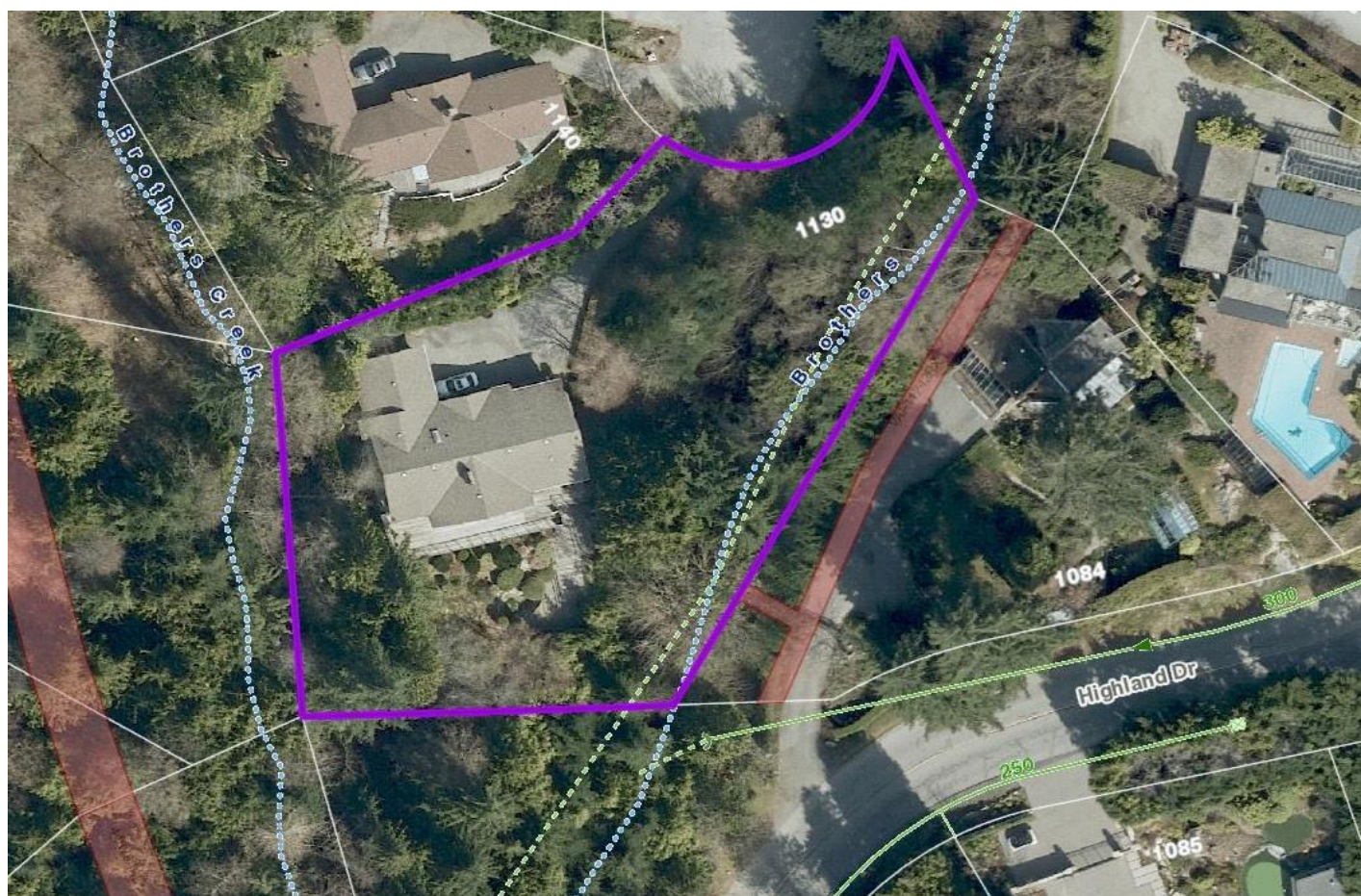
MAIN FLOOR	2,118 SQ.FT.
LOWER FLOOR	2,114 SQ.FT.
TOTAL	4,232 SQ.FT.
GARAGE	384 SQ.FT.
DECK	878 SQ.FT.



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