



6369/6373 Chatham Street Offered at \$1,798,000

This Incredible opportunity to own this up and down duplex in Beautiful Horseshoe Bay. Update and rent the current homes or build a brand new duplex on this gently sloping 6,600 sq. ft. property. The current home is a total of 1,976 sq. ft. (988 sq. ft. up, 988 sq. ft. down) offering 4 bedrooms, 2 bathrooms, and 2 kitchens. Call for more details regarding future development in this fantastic neighbourhood.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2751207
 Board: V
 Other

6369/73 CHATHAM STREET

West Vancouver
 Horseshoe Bay WV
 V7W 2E1

Residential Detached

\$1,798,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$1,798,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1962**
 Frontage(feet): **50.00** Bathrooms: **2** Age: **61**
 Frontage(metres): **15.24** Full Baths: **2** Zoning: **RG2**
 Depth / Size: **132** Half Baths: **0** Gross Taxes: **\$3,961.42**
 Lot Area (sq.ft.): **6,600.00** Rear Yard Exp: **Northeast** For Tax Year: **2022**
 Lot Area (acres): **0.15** P.I.D.: **005-270-294** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: peekaboo water view**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

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

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Driveway Finish: **Asphalt**
 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: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 18, BLOCK 43, PLAN VAP2103, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

| Finished Floor (Main): | 988 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|----------------|---------------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Above): | 988 | Main | Living Room | 15'2 x 11'7 | | | x | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 11'7 x 10'0 | | | x | Main 4 |
| Finished Floor (Below): | 0 | Main | Kitchen | 12'3 x 9'0 | | | x | Above 4 |
| Finished Floor (Basement): | 0 | Main | Bedroom | 12'3 x 9'11 | | | x | |
| Finished Floor (Total): | 1,976sq. ft. | Main | Bedroom | 11'4 x 9'0 | | | x | |
| Unfinished Floor: | 0 | Above | Living Room | 16'8 x 11'7 | | | x | |
| Grand Total: | 1,976sq. ft. | Above | Kitchen | 12'3 x 8'11 | | | x | |
| | | Above | Bedroom | 12'2 x 9'10 | | | x | |
| | | Above | Bedroom | 11'2 x 9'1 | | | x | |
| | | Above | Laundry | 11'7 x 8'1 | | | x | |
| | | | | | | | x | |
| | | | | | | | x | |
| | | | | | | | x | |
| Suite: | | | | | | | | |
| Basement:None | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | Registered in MHR?: | PAD Rental: | | | | |
| # of Kitchens: 2 | # of Rooms: 10 | 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.



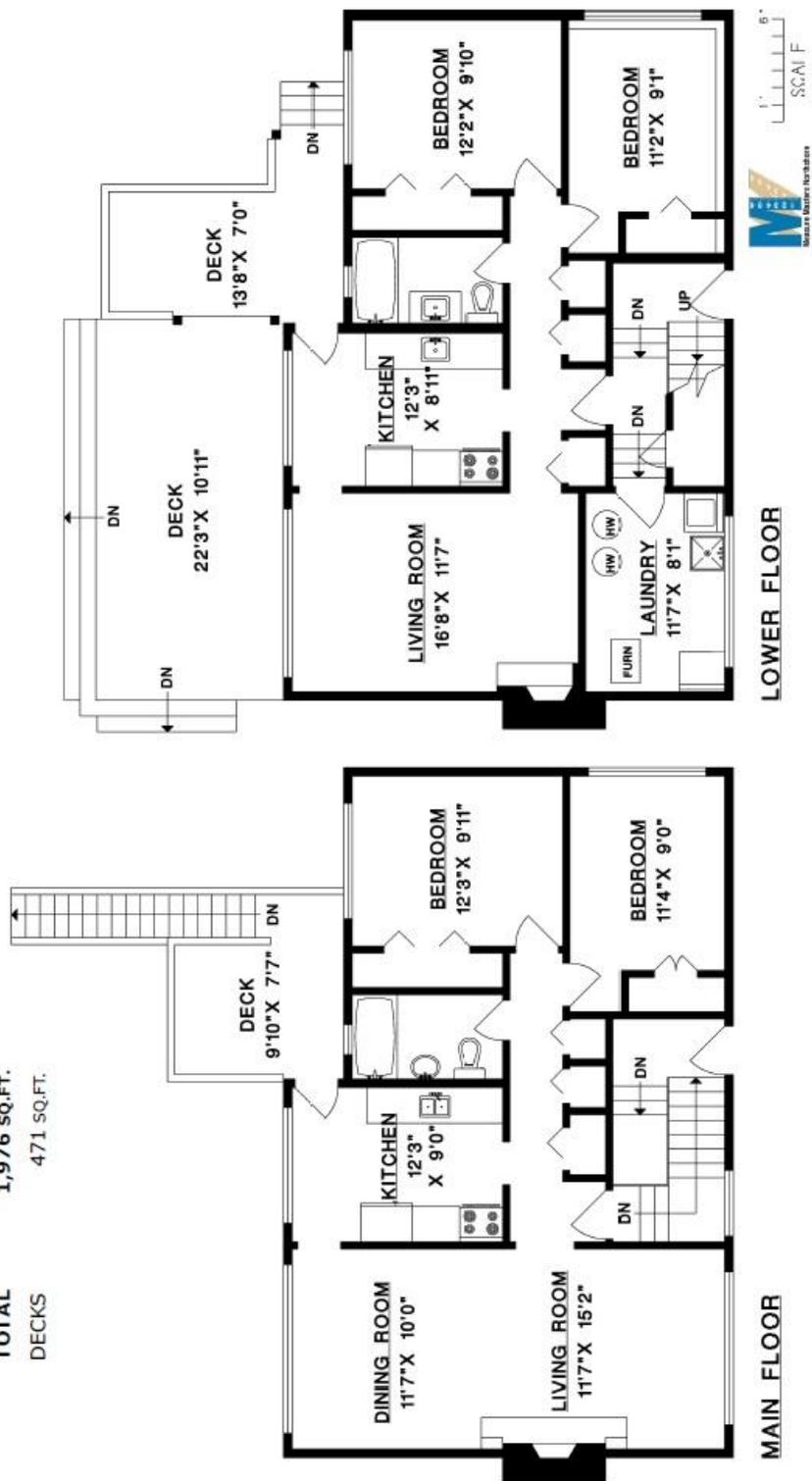
ERIC CHRISTIANSEN
 eric@ericchristiansen.com

604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

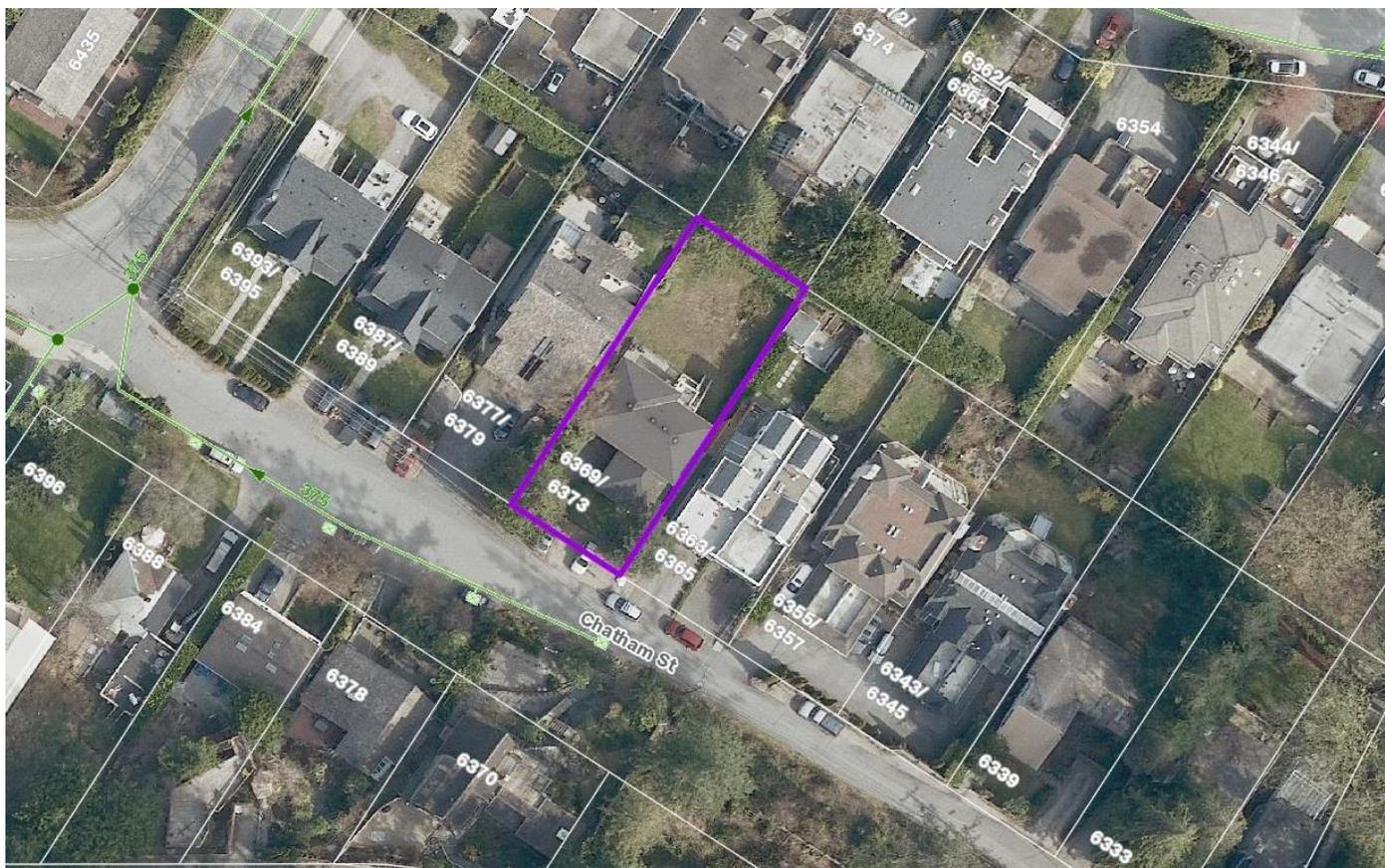
6369/ 6373 CHATHAM STREET
WEST VANCOUVER

MAIN FLOOR 988 SQ.FT.
UPPER FLOOR 988 SQ.FT.
TOTAL 1,976 SQ.FT.
DECKS 471 SQ.FT.



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1



ERIC CHRISTIANSEN
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1