



2170 Palmerston Avenue Offered at \$3,498,000

This gorgeous, immaculately maintained home is situated on one of Dundarave's best view properties. Spectacular, unobstructed views are enjoyed from most rooms of this 3 to 4 bedroom, 2 bathroom home. Situated on a 8,284 sq.ft. south side property with lane access offering a spacious 2,453 sq. ft. of living space. A perfect home to live in and enjoy or an incredible opportunity to build your dream home on this unicorn property.





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

Active
R2764510Board: V
House/Single Family**2170 PALMERSTON AVENUE**West Vancouver
Dundarave
V7V 2V6

Residential Detached

\$3,498,000 (LP) 
(SP) 

Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,498,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1949**
 Frontage(feet): **68.00** Bathrooms: **2** Age: **74**
 Frontage(metres): **20.73** Full Baths: **2** Zoning: **RS5**
 Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$8,537.55**
 Lot Area (sq.ft.): **8,284.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.19** P.I.D.: **010-296-212** Tax Inc. Utilities?: _____
 Flood Plain: _____ Tour: **Virtual Tour URL**
 View: **Yes: unobstructed city & 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: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations: _____
 # of Fireplaces: **2** R.I. Fireplaces: _____
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Electric, Hot Water**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year: _____
 Rain Screen: _____
 Metered Water: _____
 R.I. Plumbing: _____

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Add. Parking Avail., Garage; Single**
 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: _____ : _____
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 3, PLAN VAP7911, PART S1/2 OF NW1/4, DISTRICT LOT 1089, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

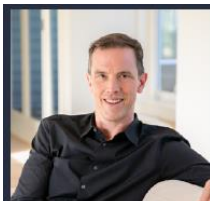
Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,388	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	18'9" x 14'2"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'0" x 10'1"			x	Main 4
Finished Floor (Below):	1,065	Main	Kitchen	11'2" x 10'1"			x	Below 3
Finished Floor (Basement):	0	Main	Family Room	21'2" x 11'7"			x	
Finished Floor (Total):	2,453 sq. ft.	Main	Primary Bedroom	14'2" x 11'0"			x	
Unfinished Floor:	0	Main	Bedroom	11'11" x 10'6"			x	
Grand Total:	2,453 sq. ft.	Main	Foyer	11'3" x 5'9"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	15'9" x 11'7"			x	
Suite:		Below	Bedroom	15'1" x 8'3"			x	
Basement: None		Below	Laundry	9'10" x 9'0"			x	
		Below	Workshop	10'1" x 9'5"			x	
		Below	Storage	20'4" x 12'8"			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Full video tour at www.ericchristiansen.com

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



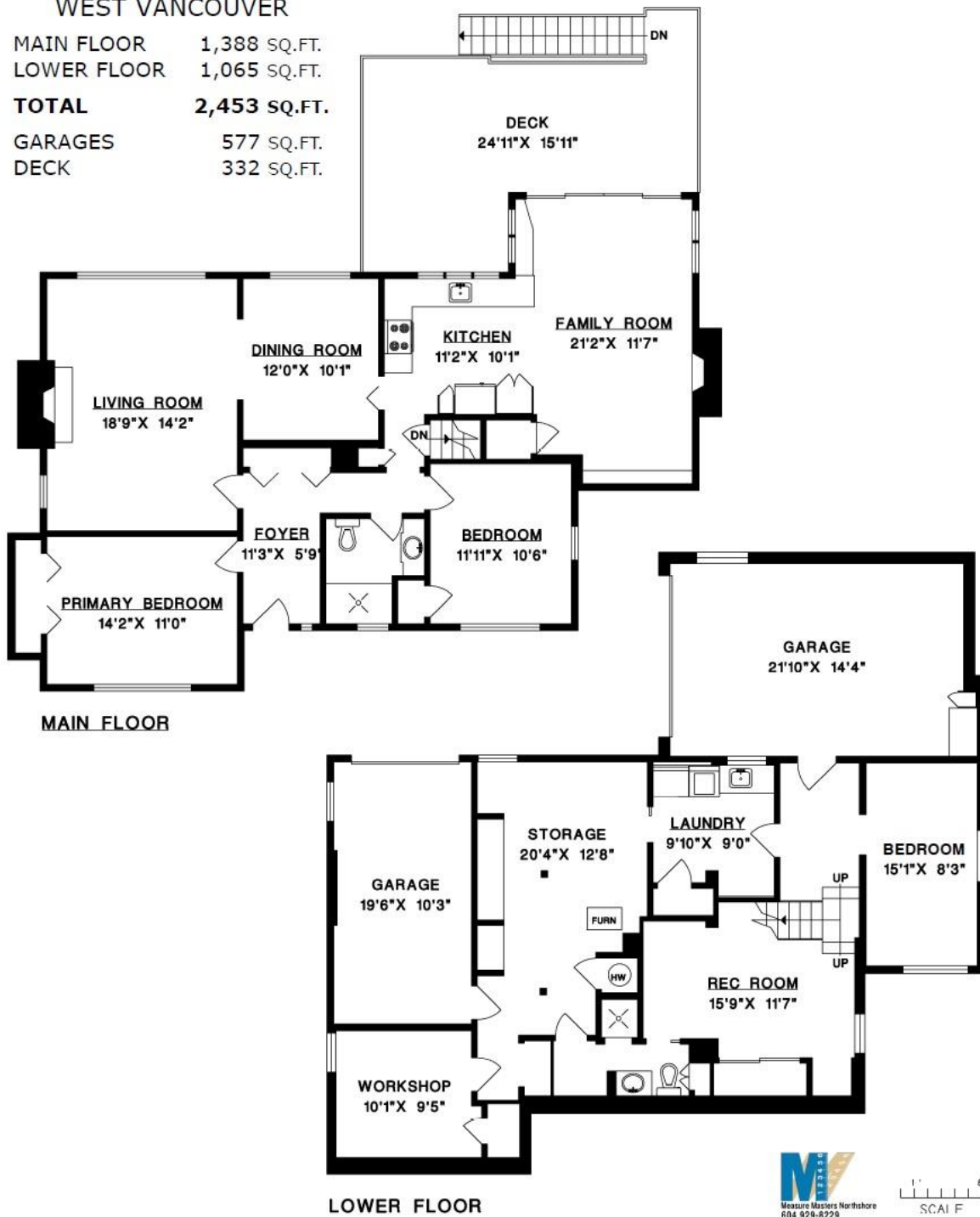
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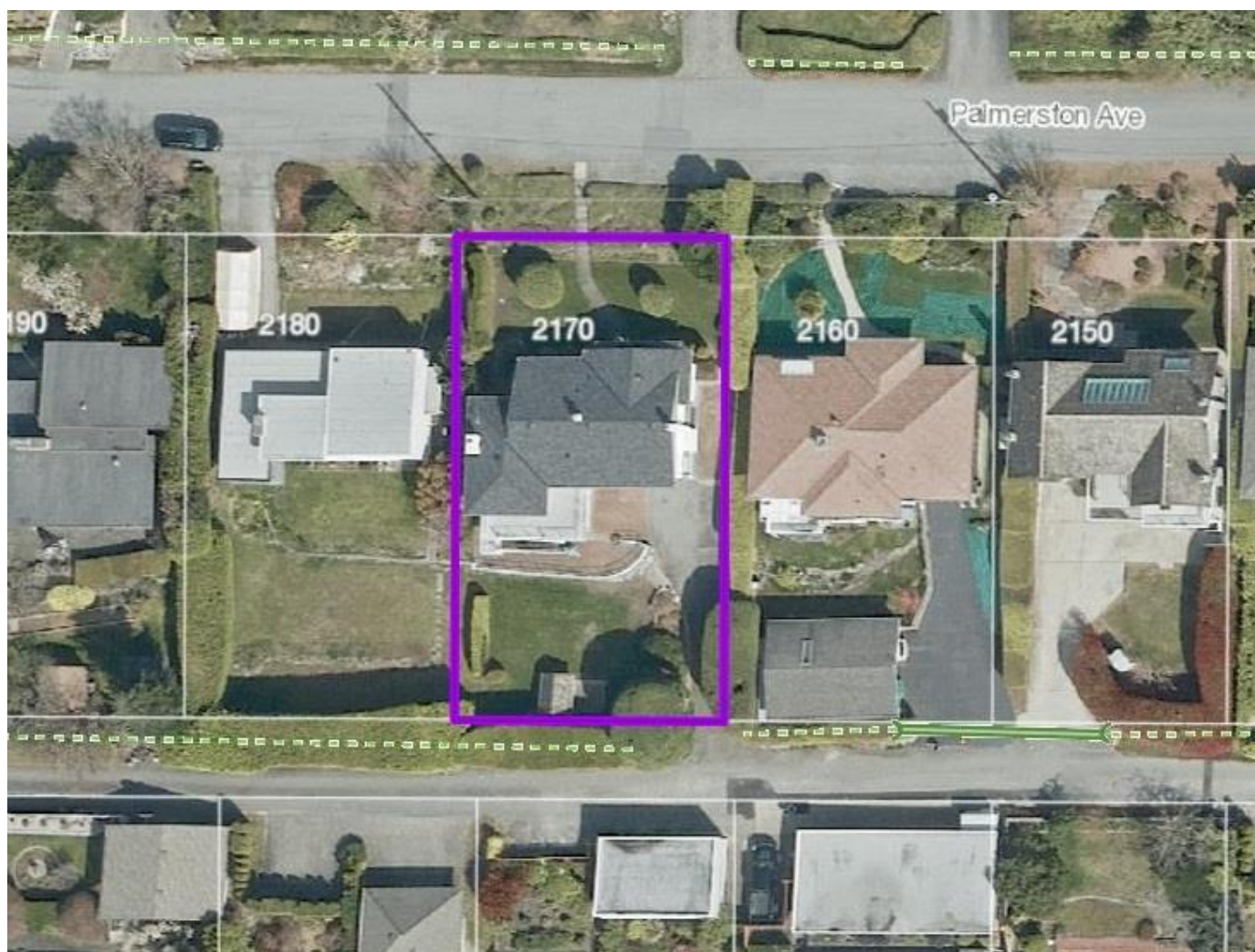
**2170 PALMERSTON AVENUE
WEST VANCOUVER**

MAIN FLOOR	1,388 SQ.FT.
LOWER FLOOR	1,065 SQ.FT.
TOTAL	2,453 SQ.FT.
GARAGES	577 SQ.FT.
DECK	332 SQ.FT.



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