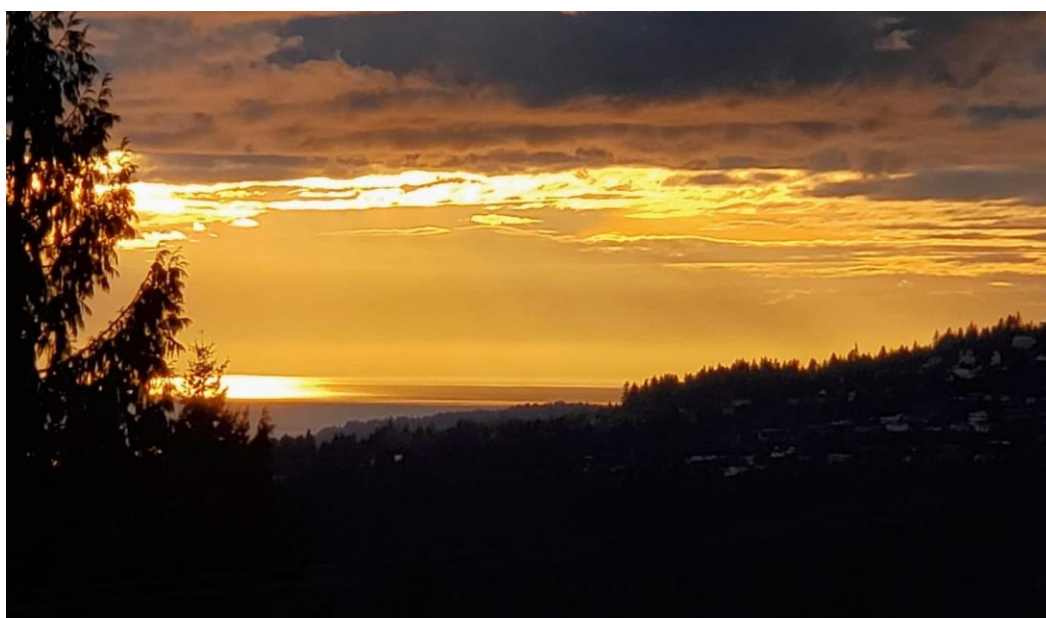




ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



4466 Prospect Road Offered at \$1,998,000

Gorgeous Rare opportunity to purchase this home with plans for a new home ready to go. Permits are in place for the construction of this stunning 5,000 sq. ft. home with massive covered decks and 3 car garage. Everything about this gorgeous design will impress. 4 bedrooms, huge open plan and MASSIVE VIEWS from every room. The current home is ready for demolition but it could also be renovated. Truly an amazing opportunity to own a 14,278 sq. ft. view property in this incredible location.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



Active
R2596571
Board: V
House/Single Family

4466 PROSPECT ROAD
North Vancouver
Upper Delbrook
V7N 3L7

Residential Detached
\$1,998,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Depth / Size: **196.69 IRR**
Lot Area (sq.ft.): **14,278.00**
Flood Plain:
Rear Yard Exp: **Northeast**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **65.62**
Bedrooms: **4**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**

Original Price: **\$1,998,000**
Approx. Year Built: **1969**
Age: **52**
Zoning: **RS3**
Gross Taxes: **\$5,458.19**
For Tax Year: **2020**
Tax Inc. Utilities?:
P.I.D.: **008-708-550**
Tour:

View: **Yes: spectacular city and water**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
Metered Water:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**

Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT G, BLOCK D, PLAN VAP13195, DISTRICT LOT 880, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0'0 x 0'0			x			x
Main	Dining Room	0'0 x 0'0			x			x
Main	Kitchen	0'0 x 0'0			x			x
Main	Family Room	0'0 x 0'0			x			x
Above	Master Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,750	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,750	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	3,500 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	3,500 sq. ft.	Basement: None	6				
		Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Angell, Hasman & Associates (Eric)** **Sotheby's International Realty Canada**

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
West Vancouver Real Estate

tel. 604-312-9999



Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



Angell Hasman & Associates (Eric Christiansen) Realty Ltd
#203 -1544 Marine Drive, West Vancouver, BC V7V 1H8
email: eric@ericchristiansen.com