



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



2370 Queens Avenue Offered at \$3,480,000

This home was designed and built by one of Vancouver's most renowned architects, Ron Howard, as his own residence. The views overlooking the south side, sun-drenched pool are spectacular from most rooms of this 4,093 sq. ft. home. Offering 4 bedrooms, 4 bathrooms and a spacious floor plan. The seller has completed extensive renovations over the last 10 years to most areas of the home. This is truly an incredible opportunity in Dundarave situated on a 80.48 x 150.14 ft property.



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West Vancouver, Queens

MLS# V1059455

Residential Detached

2370 QUEENS AV, V7V 2Y6

Active



List Price: **\$3,480,000**

Complex/Subdiv:

Frontage:	80.48 ft	Bedrooms:	4	PID:	008-605-971
Depth/Size:	150.14	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	12080.00	Full Baths:	3	Approx Yr Blt:	1971
Rear Yard Exp:	5	Half Baths:	1	Age at List Date:	43
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$5,357 (2013)
Flood Plain:		Zoning:	RS3		

View: **Y - Spectacular ocean views**
 Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home:	3 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Near
Type of Roof:	Wood			Dist to School Bus:	Near
Renovations:	Completely	Reno Year:		Possession:	
Flooring:	Hardwood, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner		
Heat/Fuel:	Natural Gas, Forced Air	Mortgage Info:	\$0		
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural, Wood, Electric			Out Buildings:	
Outdoor Area:	Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: **PL VAP13458 LT 1 BLK 14 DL 783 LD 36 PART W 1/2, GROUP 1.**

Amenities:

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

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'7 X 13'6	Above	Bedroom	10'3 X 9'7			X
Main F.	Dining	13'7 X 11'0	Above	Bedroom	10'3 X 9'7			X
Main F.	Kitchen	16'4 X 9'2	Above	Office	16'10 X 9'5			X
Main F.	Pantry	6'10 X 5'7	Below	Recreation Room	24'8 X 12'8			X
Main F.	Family Room	14'5 X 14'4	Below	Bedroom	12'11 X 10'9			X
Main F.	Media Room	16'2 X 14'11	Below	Wine Room	8'4 X 4'10			X
Main F.	Entrance Hall	15'0 X 7'3	Below	Mud Room	12'8 X 9'5			X
Main F.	Laundry	9'7 X 5'0	Below	Workshop	15'10 X 14'6			X
Above	Master Bedroom	13'9 X 12'4	Below	Storage	6'2 X 5'0			
Above	Walk-In Closet	9'11 X 6'3	Below	Storage	19'0 X 12'10			

Floor Area (SqFt):

Main Floor Area SqFt: **1,682**

Finished Floor Up SqFt: **1,135**

Finished Floor Down: **1,276**

Finished Floor Bsmt SqFt: **0**

Total Finished Floor SqFt: **4,093**

Total # Rooms: **20**

Kitchens: **1**

Finished Levels: **3**

Crawl/Bsmt Height:

Basement Area: **None**

Bathrooms:

1 **2 Piece; Ensuite: N; Level: Main F.**

2 **4 Piece; Ensuite: Y; Level: Above**

3 **4 Piece; Ensuite: N; Level: Above**

4 **3 Piece; Ensuite: N; Level: Below**

5

6

7

8

Unfinished Floor: **0**

Grand Total Floor Area: **4,093**

Suite: **None**

Listing Broker(s): **Angell Hasman (E.Christiansen)**



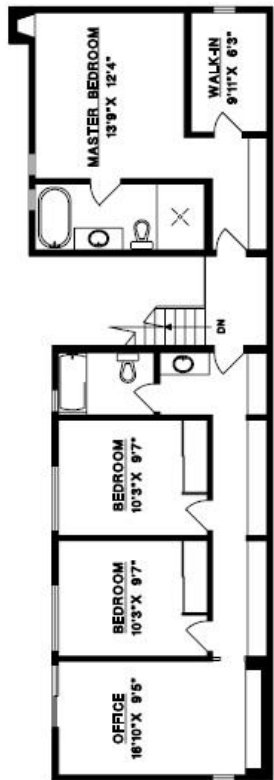
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ANGELL HASMAN & ASSOCIATES REALTY LTD.
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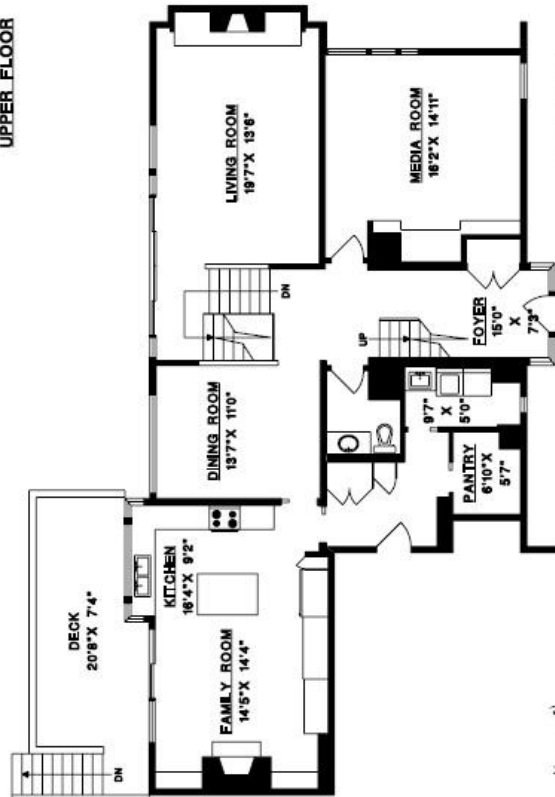


**2370 QUEENS AVENUE
WEST VANCOUVER**

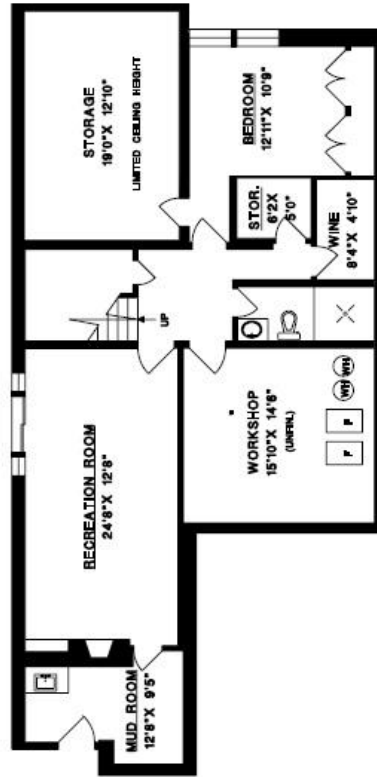
MAIN FLOOR 1,682 SQ.FT.
UPPER FLOOR 1,135 SQ.FT.
*LOWER FLOOR 1,276 SQ.FT.
TOTAL 4,093 SQ.FT.
STORAGE 349 SQ.FT.
DECK 210 SQ.FT.
*INCLUDES UNFINISHED AREA



UPPER FLOOR



MAIN FLOOR



LOWER FLOOR



2370 QUEENS

GENERAL UPDATES

- Entirely renovated over the past 10 years
- Every window and all floors and counters replaced
- Retained architectural design and theme of Ron Howard
- All new energy efficient windows & sliding glass doors 2006-2007
- 2 New energy efficient furnaces 2010
- New hot water 2004 & 2008
- New high quality roof 2006
- New French oak hardwood floors throughout
- Italian Porcelain tiles in high traffic areas
- Adjustable Lutron lighting throughout

KITCHEN/DINING ROOM

- Hardwood floor refinished 2013
- Custom cabinets, book shelves & fireplace designed by Audrey Topliss, constructed & installed by Oscar Grann's Furniture Ltd. (oscargranns.com) 2005
- Granite countertops
- Sub Zero fridge
- Dacor gas range & convection oven
- Miele dishwasher
- Built-in Panasonic microwave & GE wine fridge
- Wood burning fireplace with gas supply

MAIN FLOOR MEDIA ROOM, HALL, BATHROOM & LAUNDRY ROOM

- Custom open staircase with engineered steel, glass and French oak 2010
- New French oak flooring, custom cabinet work 2003
- New media room with surround sound
- New pantry with no heat to store food during winter
- New mud room with custom built in shoe and jacket storage
- New laundry room with shoot from upstairs, new Whirlpool High Efficiency Washer and Dryer

UPSTAIRS

- Master bedroom with clear cedar ceiling & custom ensuite* 2007
- Custom hall cabinets with granite counter, custom bathroom* 2007
- heated bathroom floors
- Custom office with clear cedar ceiling*
- Rebuilt outside deck off office 2007



DOWNSTAIRS

- Custom library/media cabinets*
- Second media room with gas fireplace, heated floor and surround sound 2007
- Steam shower and heated bathroom floor
- Custom-built cedar-lined wine cellar
- Sports equipment storage room with outside access and separate heating 2007

OUTSIDE

New garage, steps & driveway 2012

New front, west and east gardens 2003, 2011 & 2012

New kitchen deck with gas supply and clear cedar top rail 2008

Rebuilt living room deck 2008

New cedar fences to allow plants to obtain sun 2003, 2012

New pool heater, pump, filter & equipment room 2006

New solar panels to heat pool 2006

New hot tub 2003

Rebuilt and pointed all granite walls 2011 & 2012

Rebuilt all patios with stamped concrete and new rebar foundations 2009

*provided by Topnotch Woodworking Ltd. (topnotchwoodworking.ca)

EXTERIOR

- Garage, driveway, stairs, rock wall 2012
- Electrical & water services upgraded 2012
- Pool deck, patio, rock wall & fence 2011
- Cedar backyard fence 2011
- Outdoor composite lumber decks
- New roof 2006

AREA

- 10 minute walk to West Vancouver Secondary School
- 10 minute drive to Irwin Park Elementary school & Pauline Johnson
- 10 minute drive to Mulgrave and Collingwood private schools