



ERIC CHRISTIANSEN
West Vancouver Real Estate

tel. 604-312-9999



5730 Maple Place Offered at \$3,198,000

Absolutely stunning semi-waterfront views are enjoyed from this solid home situated on a 19,332 sq. ft. property situated at the end of a private cul-de-sac on Maple Place. A special location in the heart of Eagle Harbour overlooking the Eagle Harbour Yacht Club Marina and just minutes to the beach. Renovate the existing home or build a new home in this amazing location.

Angell Hasman & Associates (Eric Christiansen) Realty Ltd
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Active Residential Detached
R2112920 \$3,198,000 (LP)
 Board: V (SP)
 House/Single Family 5730 MAPLE PLACE
 West Vancouver
 Eagle Harbour
 V7W 1R9



Sold Date: Frontage (feet): **29.47** Original Price: **\$3,198,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1949**
 Depth / Size: **149.70 IRR** Bathrooms: **2** Age: **67**
 Lot Area (sq.ft.): **19,332.00** Full Baths: **2** Zoning: **RS4**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,882.47**
 Rear Yard Exp: **South** For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **007-612-931**
 Tour:

View: **Yes: spectacular semi-waterfront**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Multiple**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL VAP15973 LT 1 BLK 6/A DL 772 LD 36**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'11 x 13'4	Below	Storage	7'4 x 2'8			x
Main	Dining Room	11'11 x 11'11	Below	Storage	5'8 x 4'3			x
Main	Kitchen	12'6 x 10'0			x			x
Main	Eating Area	9'3 x 6'11			x			x
Main	Bedroom	13'5 x 11'10			x			x
Main	Bedroom	11'8 x 8'7			x			x
Main	Foyer	6'9 x 5'2			x			x
Below	Bedroom	13'10 x 12'11			x			x
Below	Recreation	12'3 x 10'4			x			
Below	Laundry	17'2 x 10'6			x			

Finished Floor (Main): 1,274	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	
Finished Floor (Below): 614	# of Levels: 2	2	Below	3	No	
Finished Floor (Basement): 0	Suite:	3				
Finished Floor (Total): 1,888 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 1,888 sq. ft.	Basement: None	6				
	Bedrooms not in Basement: 3	7				

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

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



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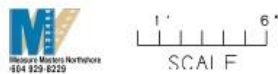
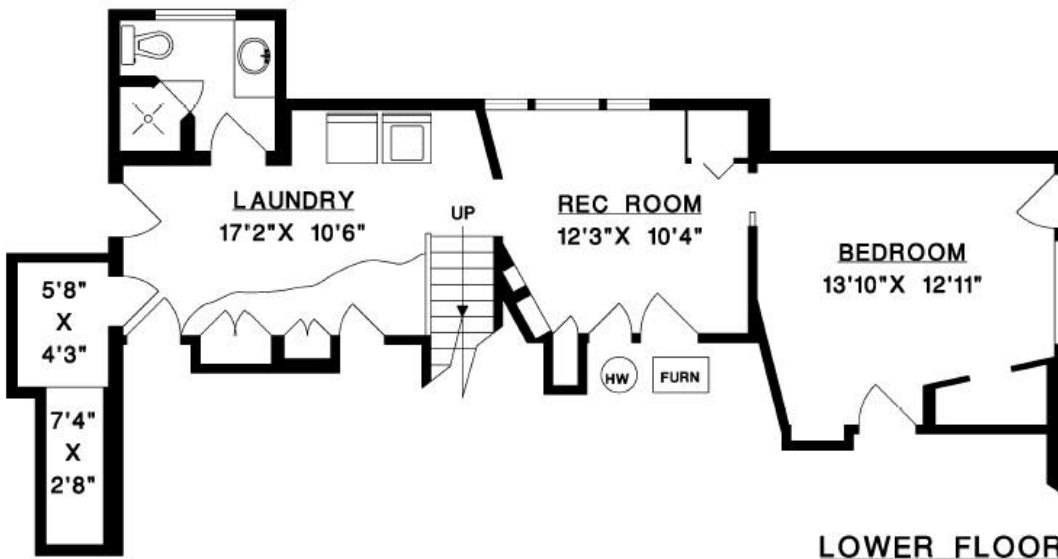
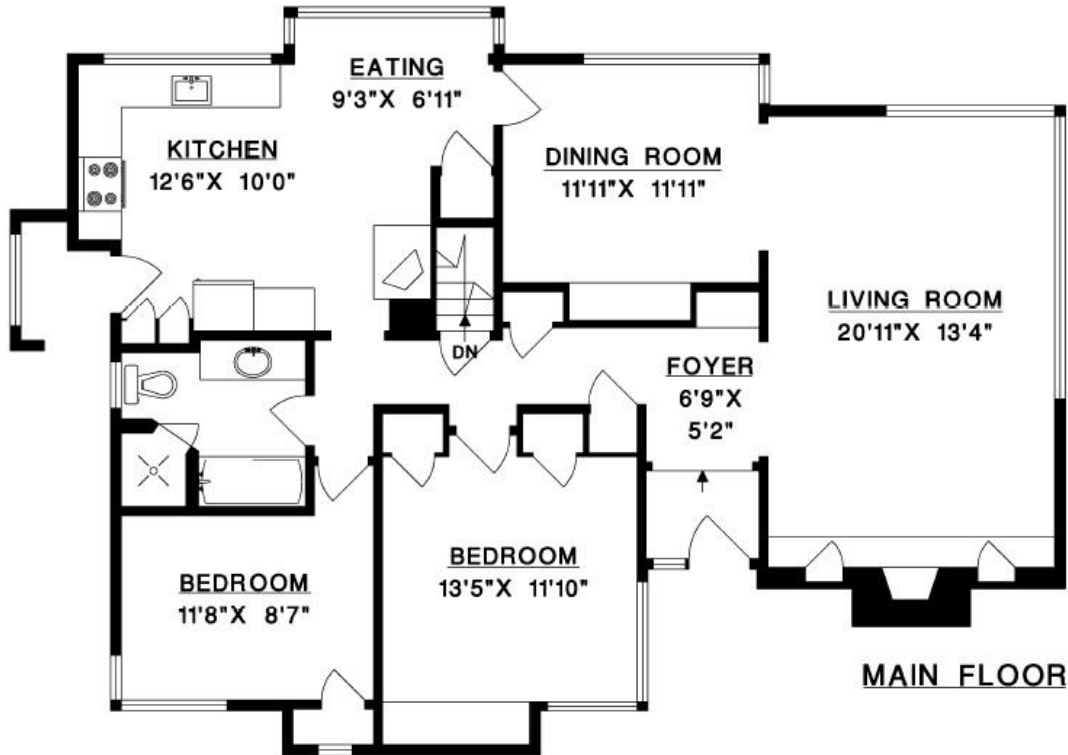
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ERIC CHRISTIANSEN
ANGELL HASMAN & ASSOC. (ERIC CHRISTIANSEN) REALTY LTD.
WEST VANCOUVER'S TOP SELLING AGENT EVERY YEAR SINCE 2003.*
* based on MLS homes sold
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5730 MAPLE PLACE
WEST VANCOUVER

MAIN FLOOR	1,274 SQ.FT.
LOWER FLOOR	614 SQ.FT.
TOTAL	1,888 SQ.FT.



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