



630 Keith Road Offered at \$2,398,000

This 1,939 sq. ft. rancher offering 4 bedrooms, 2 bathrooms is in an incredible location just steps to Park Royal shopping, transit, and minutes from downtown. The 10,890 sq. ft. property is almost completely level and in a neighborhood that is perfect for families. The flat south facing back yard is ideal for kids to play and has ample space for a swimming pool or sport court. Don't miss this opportunity.



ERIC CHRISTIANSEN
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2759072
 Board: V
 House/Single Family

630 KEITH ROAD

West Vancouver
 Park Royal
 V7T 1L9

Residential Detached

\$2,398,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$2,398,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1952**
 Frontage(feet): **99.00** Bathrooms: **2** Age: **71**
 Frontage(metres): **30.18** Full Baths: **2** Zoning: **RS3**
 Depth / Size: **110** Half Baths: **0** Gross Taxes: **\$5,407.12**
 Lot Area (sq.ft.): **10,890.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.25** P.I.D.: **014-020-076** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **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: **No :**
 Floor Finish: **Hardwood**

Legal: **LOT 5, PLAN VAP2127, DISTRICT LOT 1039, 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):	1,939	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	20'11 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'1 x 9'11			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14'0 x 11'10			x	Main 3
Finished Floor (Basement):	0	Main	Eating Area	12'5 x 6'5			x	
Finished Floor (Total):	1,939sq. ft.	Main	Family Room	12'7 x 12'5			x	
Unfinished Floor:	0	Main	Bedroom	13'3 x 11'1			x	
Grand Total:	1,939sq. ft.	Main	Bedroom	13'1 x 10'2			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'9 x 10'0			x	
		Main	Bedroom	10'3 x 8'2			x	
		Main	Foyer	11'8 x 6'10			x	
							x	
							x	
							x	
Suite:								
Basement:None								
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# 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.

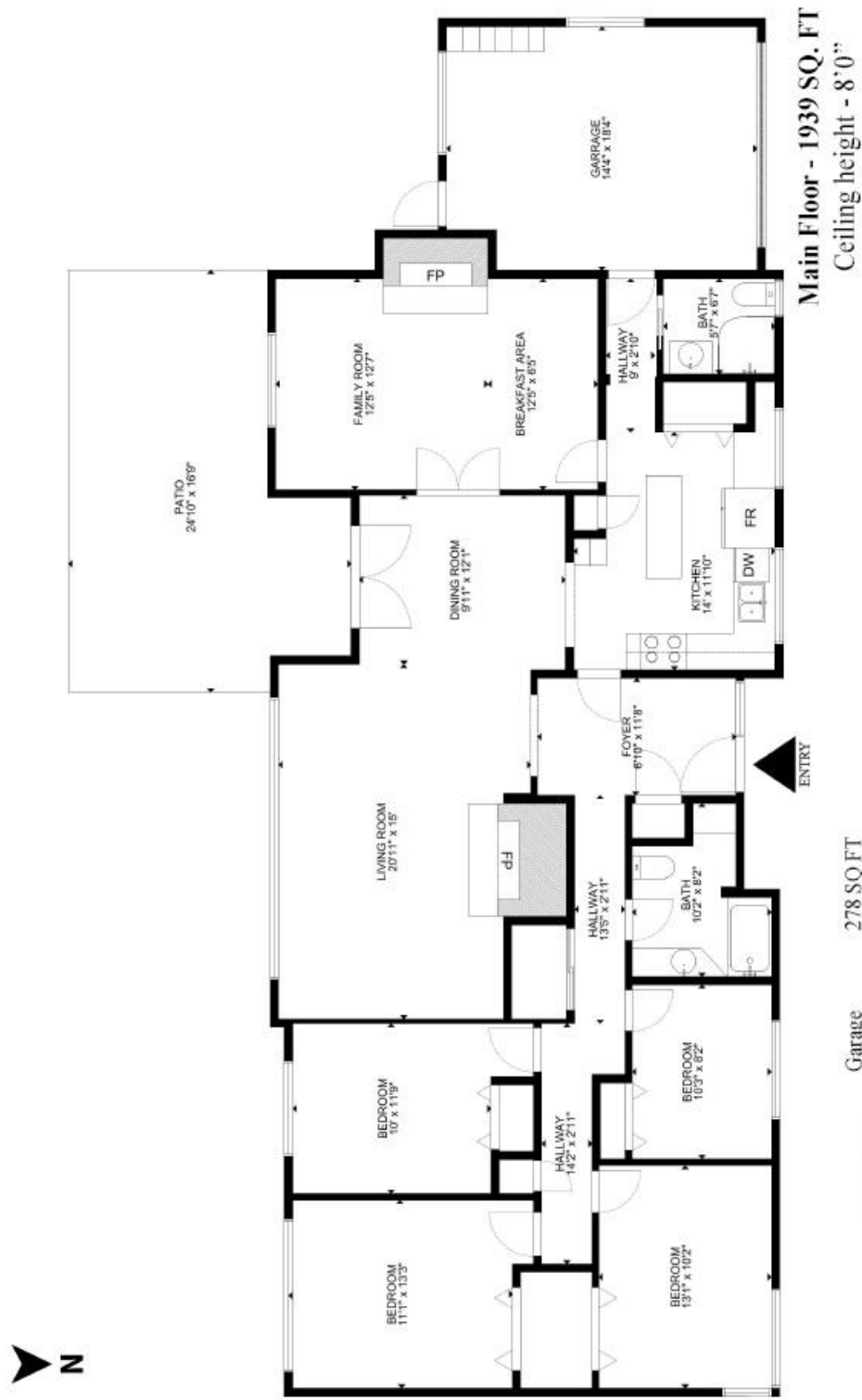


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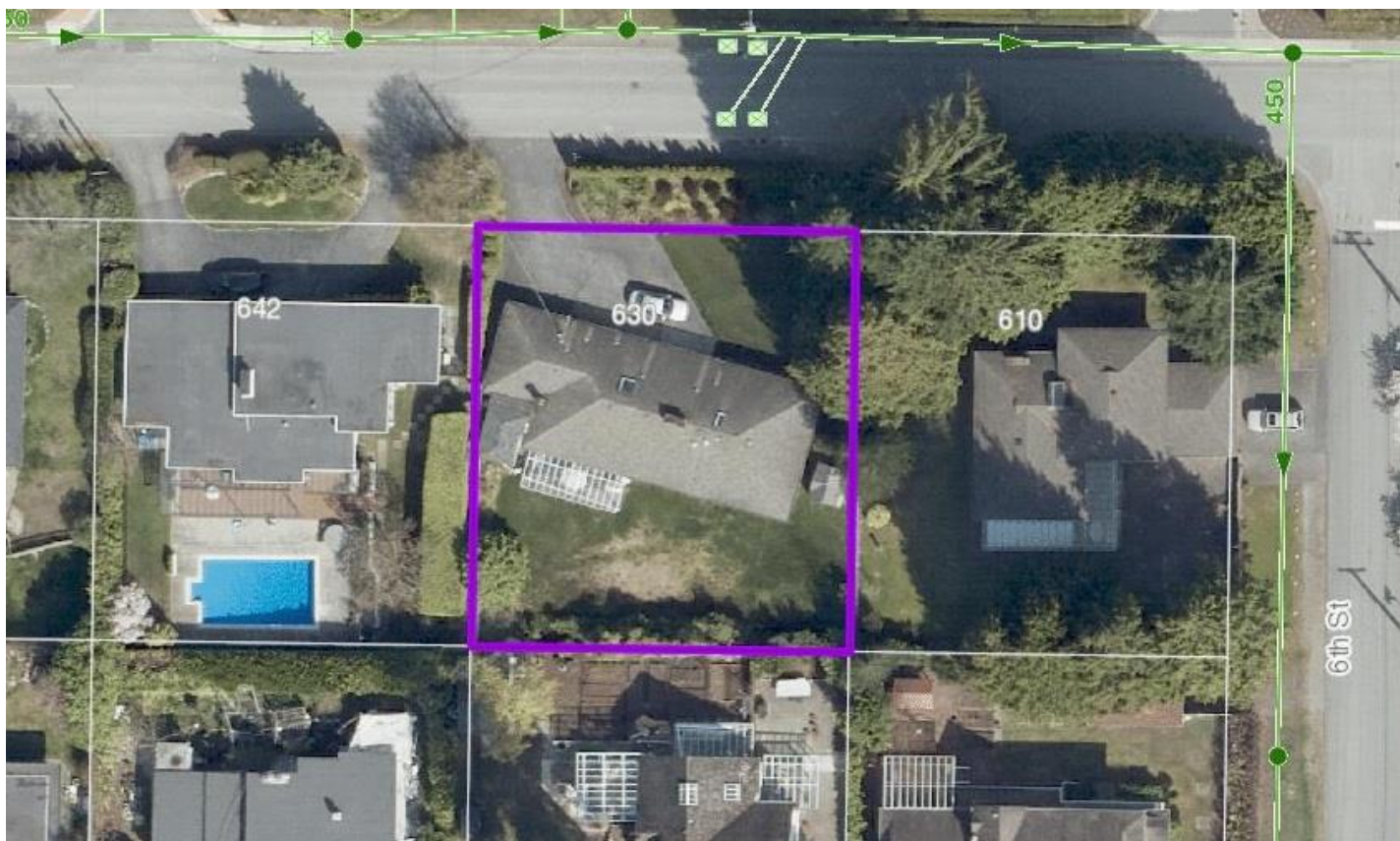
630 Keith Rd, West Vancouver
REYSTUDIO.CA

*Floor plans are intended to give a general indication of the proposed layout only.
*All dimensions are not guaranteed, and are not intended to form part of any contract or warranty.



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