

## 6275 Taylor Drive Offered at \$4,698,000




This gorgeous completely renovated (2011) waterfront home offers 3,309 sq. ft. of living space, 3 or 4 bedrooms, 4 bathrooms and/or 2 dens. Situated at the end of Taylor Drive in Gleneagles with stunning views of Whytecliff Park, Batchelor Bay, Bowen Island and beyond. Wildlife encounters abound from Eagles, Orcas, Dolphins, Sea Lions and seals. Walk onto either of the two decks and let the waterfront ambiance wash over you. The open plan and huge windows capture the breathtaking views the moment you walk in the front door. A gated completely private 9,900 sq. ft. property in an incredible neighbourhood. Exceptional waterfront value.



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<b>Active</b> <b>R2876116</b> Board: V House/Single Family	<b>6275 TAYLOR DRIVE</b> West Vancouver Gleneagles V7W 1Y8	Residential Detached <b>\$4,698,000</b> (LP) (SP)
	Sold Date: Meas. Type: <b>Feet</b> Frontage(feet): <b>90.70</b> Frontage(metres): <b>27.65</b> Depth / Size: <b>169.20 IRR</b> Lot Area (sq.ft.): <b>9,900.00</b> Lot Area (acres): <b>0.23</b> Flood Plain: View: <b>Yes: water &amp; island views</b> Complex/Subdiv: First Nation Reserve: Services Connected: <b>Electricity, Natural Gas, Water</b> Sewer Type:	If new, GST/HST inc?: Bedrooms: <b>3</b> Bathrooms: <b>4</b> Full Baths: <b>3</b> Half Baths: <b>1</b> Rear Yard Exp: <b>Northwest</b> P.I.D.: <b>007-531-737</b> Original Price: <b>\$4,698,000</b> Approx. Year Built: <b>1981</b> Age: <b>43</b> Zoning: <b>RS3</b> Gross Taxes: <b>\$16,680.27</b> For Tax Year: <b>2023</b> Tax Inc. Utilities?: Tour: <b>Virtual Tour URL</b>
Style of Home: <b>3 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Wood</b> Foundation: <b>Concrete Perimeter</b> Renovations: <b>Completely</b> # of Fireplaces: <b>2</b> R.I. Fireplaces: Fireplace Fuel: <b>Natural Gas</b> Fuel/Heating: <b>Electric, Natural Gas</b> Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b> Type of Roof: <b>Asphalt</b>	Total Parking: <b>6</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking: <b>Garage; Double</b> Driveway Finish: <b>Asphalt</b> Dist. to Public Transit: <b>Near</b> Dist. to School Bus: <b>Near</b> Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year: Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> : Fixtures Rmvd: <b>No</b> : Floor Finish: <b>Wall/Wall/Mixed</b>	
Legal: <b>LOT B, BLOCK 1, SUB BLOCK C, PLAN VAP16174, DISTRICT LOT 771, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK C</b>		
Amenities:		
Site Influences: <b>Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In</b>		
Finished Floor (Main): <b>1,373</b> Finished Floor (Above): <b>994</b> Finished Floor (AbvMain2): <b>0</b> Finished Floor (Below): <b>942</b> Finished Floor (Basement): <b>0</b> Finished Floor (Total): <b>3,309sq. ft.</b> Unfinished Floor: <b>0</b> Grand Total: <b>3,309sq. ft.</b> Flr Area (Det'd 2nd Res): <b>sq. ft.</b> Suite: Basement: <b>None</b>	Floor Type Dimensions <b>Main Living Room 18'9 x 18'1</b> <b>Main Dining Room 15'10 x 11'10</b> <b>Main Kitchen 11'6 x 8'2</b> <b>Main Eating Area 9'1 x 7'8</b> <b>Main Family Room 15'7 x 14'9</b> <b>Main Foyer 13'0 x 7'4</b> <b>Above Primary Bedroom 18'1 x 15'5</b> <b>Above Walk-In Closet 11'8 x 9'2</b> <b>Above Bedroom 11'8 x 9'2</b> <b>Above Bedroom 9'6 x 9'4</b> <b>Below Recreation Room 16'6 x 13'2</b> <b>Below Flex Room 14'11 x 13'1</b> <b>Below Laundry 11'9 x 7'3</b>	Floor Type Dimensions Bathrooms #Pcs <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>x</b> <b>Main 2</b> <b>Above 5</b> <b>Above 3</b> <b>Below 4</b>
Crawl/Bsmt. Height: # of Levels: <b>3</b> # of Kitchens: <b>1</b> # of Rooms: <b>13</b>	Manuf Type: MHR#: ByLaw Restrictions:	Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:
Listing Broker(s): <b>Bellevue Realty Group</b>		

Full video tour at [www.ericchristiansen.com](http://www.ericchristiansen.com)

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



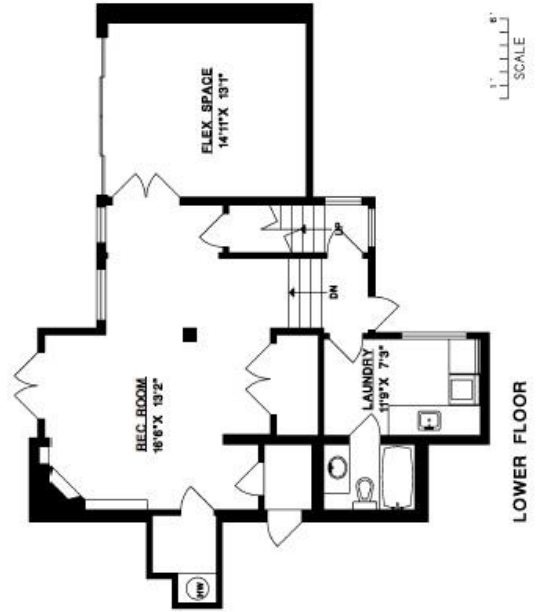
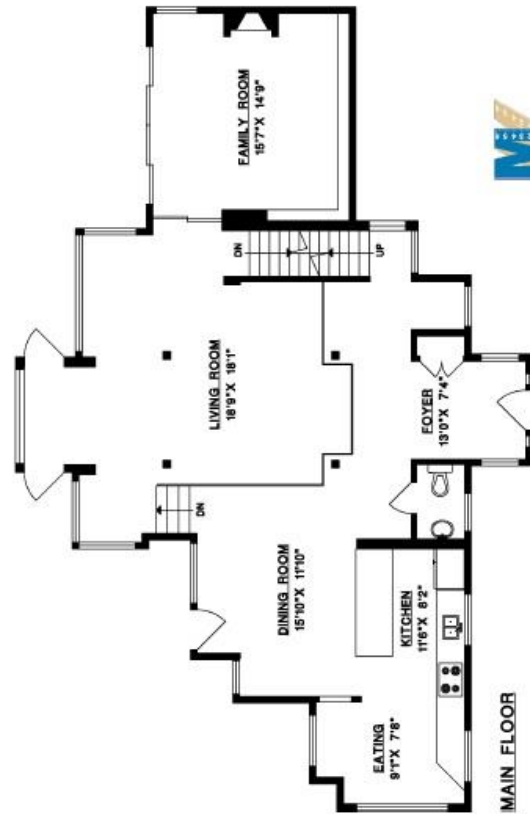
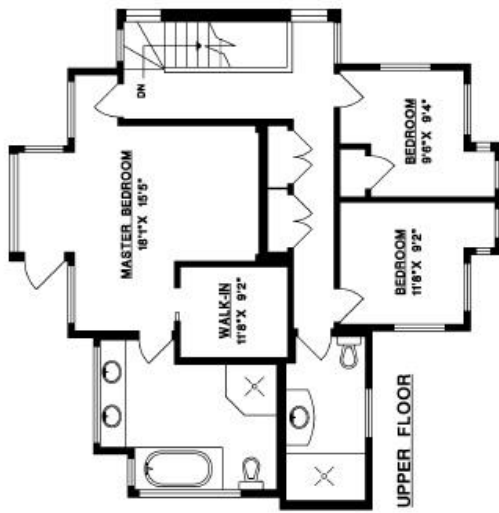
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BRG

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WEST VANCOUVER

MAIN FLOOR 1,373 SQ.FT.  
UPPER FLOOR 994 SQ.FT.  
LOWER FLOOR 942 SQ.FT.  
**TOTAL 3,309 SQ.FT.**



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6275 Taylor Drive – Renovation & Updates (2011 & 2012)

## House – complete renovation of every room

- Main floor fireplace, chimney and accompanying wall removed
- Outer and inner walls re-framed, new gyprock and support beam added
- Replaced the following throughout:
  - Wiring
  - Lighting
  - Windows
  - Interior and Exterior Doors
  - Decks (new wood)
  - Gutters
- Bathrooms – full renovation including plumbing, cabinetry and fixtures
- Heating - converted from forced air to electric baseboard
- Kitchen – redesigned with new cabinetry and appliances
- Ceilings – raised and skylights added with vaulted ceiling in kitchen
- Primary Bedroom – added walk-in closet
- New carpet and tiling throughout
- Installed built-in book and display shelves in main Family Room and lower Flex Space
- Laundry Room – added on lower floor

## Exterior

- Rebuilt steps to water with high quality masonry and railings
- Built patio at water's edge including glass safety railings and gate for water access
- Replaced stairway from road to the house with fully masoned steps and railings
- Installed concrete bridge to house with steps and railings to access garage
- Installed garage and concrete parking space
- Installed remote activated security gate at driveway
- Hardscaped property with terraces and masonry walls
- Fully landscaped garden with shrubs, plants and trees
- Rain sensor irrigation system installed





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