



6275 Taylor Drive Offered at \$4,998,000







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.



Active R2820969

Board: V House/Single Family

6275 TAYLOR DRIVE

Residential Detached

Original Price: \$4,998,000

Approx. Year Built: 1981

\$4,998,000 (LP) -

42

RS3

West Vancouver Gleneagles **V7W 1Y8**

Sold Date: If new, GST/HST inc?: Meas. Type: Feet Frontage(feet): 90.70 Frontage(metres): 27.65

Lot Area (sq.ft.): 9,900.00

Bathrooms: 4 Age: Full Baths: 3 Zoning: Gross Taxes: Half Baths: 1

3

\$16,680,27 Rear Yard Exp: Northwest For Tax Year: 2023

Parking Access: Front

Lot Area (acres): 0.23 007-531-737 Tax Inc. Utilities?: P.I.D .: Flood Plain: Tour: Virtual Tour URL

Bedrooms:

View: Yes: water & island views

169.20 IRR

Complex/Subdiv: First Nation Reserve:

Depth / Size:

Services Connected: **Electricity, Natural Gas, Water**

Sewer Type: Water Supply: City/Municipal

Covered Parking: 2 Style of Home: 3 Storey Total Parking: 6 Construction: Frame - Wood Parking: Garage; Double

Exterior: Wood Driveway Finish: Asphalt Foundation: **Concrete Perimeter** Dist. to Public Transit: Near

Dist. to School Bus: Near Title to Land: Freehold NonStrata
2011 Property Disc.: Yes Land Lease Expiry Year:

Renovations: Completely # of Fireplaces: 2 R.I. Fireplaces: Rain Screen: Fixtures Leased: No: Fireplace Fuel: Natural Gas Metered Water:

Fuel/Heating: Electric, Natural Gas R.I. Plumbing: Fixtures Rmvd: No: Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Asphalt Floor Finish: Wall/Wall/Mixed Legal: LOT B, BLOCK 1, SUB BLOCK C, PLAN VAP16174, DISTRICT LOT 771, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF BLK C

Reno. Year:

Amenities:

Site Influences: Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property

Features: ClthWsh/Dryr/Frdg/Stve/DW, Vacuum - Built In

Finished Floor (Main):	1,373	Floor	Туре	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	994	Main	Living Room	18'9 x18'1			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'10 x11'10			x	Main	2
Finished Floor (Below):	942	Main	Kitchen	11'6 x8'2			x	Above	5
Finished Floor (Basement):	0	Main	Eating Area	9'1 x7'8			x	Above	3
F (T-1-1)	2 222	Main	Family Room	15'7 x14'9			x	Below	4
Finished Floor (Total):	3,309 sq. ft.	Main	Foyer	13'0 x7'4			×		
Unfinished Floor:	0	Above	Primary Bedroom	18'1 x15'5			x		
Grand Total:	3,309 sq. ft.	Above	Walk-In Closet	11'8 x9'2			x		
		Above	Bedroom	11'8 x9'2			×		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'6 x9'4			x		
Core por		Below	Recreation Room	16'6 x13'2			x		
Suite:		Below	Flex Room	14'11 x13'1			x		
Basement: None		Below	Laundry	11'9 x7'3			x		

Registered in MHR?: PAD Rental: Manuf Type: Crawl/Bsmt, Height: # of Levels: 3 CSA/BCE: MHR#: Maint. Fee:

of Kitchens: 1 # of Rooms: 13 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.







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





