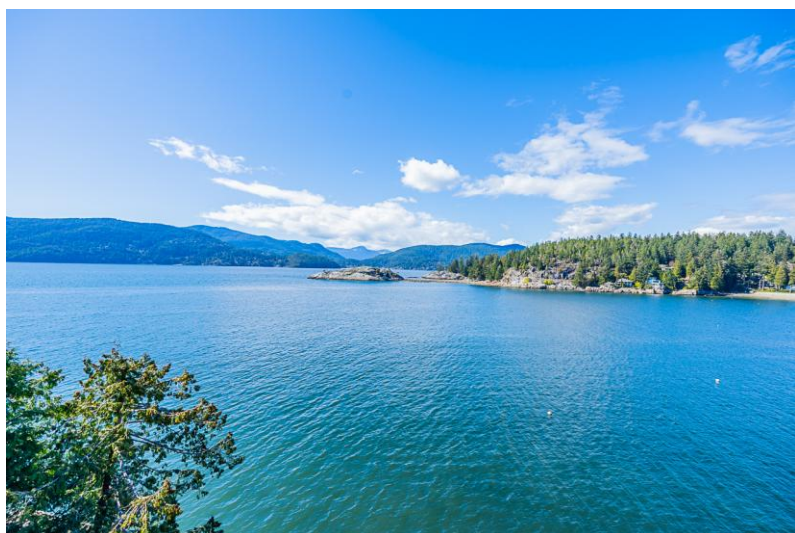




6275 Taylor Drive Offered at \$4,298,000



Exceptional waterfront value. 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.



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Active R2983496 Board: V House/Single Family		6275 TAYLOR DRIVE West Vancouver Gleneagles V7W 1Y8		Residential Detached \$4,298,000 (LP) (SP) M																																																									
		Sold Date: Meas. Type: Feet Frontage(feet): 90.70 Frontage(metres): 27.65 Depth / Size: 169.20 IRR Lot Area (sq.ft.): 9,900.00 Lot Area (acres): 0.23 Flood Plain: View: Yes: water & island views Complex/Subdiv: First Nation Reserve: Services Connected: Electricity, Natural Gas, Water Sewer Type: Water Supply: City/Municipal																																																											
Style of Home: 3 Storey Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Renovations: Completely # of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Electric, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt		Total Parking: 6 Covered Parking: 2 Parking Access: Front Parking: Garage; Double Driveway Finish: Asphalt 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: 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																																																													
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 Finished Floor (Above): 994 Finished Floor (AbvMain2): 0 Finished Floor (Below): 942 Finished Floor (Basement): 0 Finished Floor (Total): 3,309 sq. ft. Unfinished Floor: 0 Grand Total: 3,309 sq. ft. Flr Area (Det'd 2nd Res): sq. ft.		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bathrooms</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Living Room</td> <td>18'9 x 18'1</td> <td>Floor #Pcs</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>15'10 x 11'10</td> <td>Main 2</td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>11'6 x 8'2</td> <td>Above 5</td> </tr> <tr> <td>Main</td> <td>Eating Area</td> <td>9'1 x 7'8</td> <td>Above 3</td> </tr> <tr> <td>Main</td> <td>Family Room</td> <td>15'7 x 14'9</td> <td>Below 4</td> </tr> <tr> <td>Main</td> <td>Foyer</td> <td>13'0 x 7'4</td> <td></td> </tr> <tr> <td>Above</td> <td>Primary Bedroom</td> <td>18'1 x 15'5</td> <td></td> </tr> <tr> <td>Above</td> <td>Walk-In Closet</td> <td>11'8 x 9'2</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>11'8 x 9'2</td> <td></td> </tr> <tr> <td>Above</td> <td>Bedroom</td> <td>9'6 x 9'4</td> <td></td> </tr> <tr> <td>Below</td> <td>Recreation Room</td> <td>16'6 x 13'2</td> <td></td> </tr> <tr> <td>Below</td> <td>Flex Room</td> <td>14'11 x 13'1</td> <td></td> </tr> <tr> <td>Below</td> <td>Laundry</td> <td>11'9 x 7'3</td> <td></td> </tr> </tbody> </table>				Floor	Type	Dimensions	Bathrooms	Main	Living Room	18'9 x 18'1	Floor #Pcs	Main	Dining Room	15'10 x 11'10	Main 2	Main	Kitchen	11'6 x 8'2	Above 5	Main	Eating Area	9'1 x 7'8	Above 3	Main	Family Room	15'7 x 14'9	Below 4	Main	Foyer	13'0 x 7'4		Above	Primary Bedroom	18'1 x 15'5		Above	Walk-In Closet	11'8 x 9'2		Above	Bedroom	11'8 x 9'2		Above	Bedroom	9'6 x 9'4		Below	Recreation Room	16'6 x 13'2		Below	Flex Room	14'11 x 13'1		Below	Laundry	11'9 x 7'3	
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Suite: Basement: None Crawl/Bsm. Height: # of Levels: 3 # of Kitchens: 1 # of Rooms: 13		Manuf Type: MHR#: ByLaw Restrictions: Registered in MHR?: CSA/BCE: PAD Rental: Maint. Fee:																																																											
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.

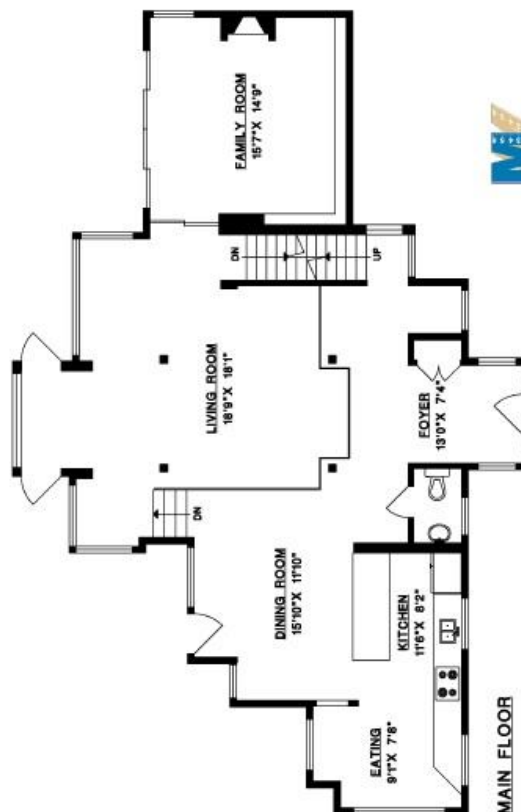
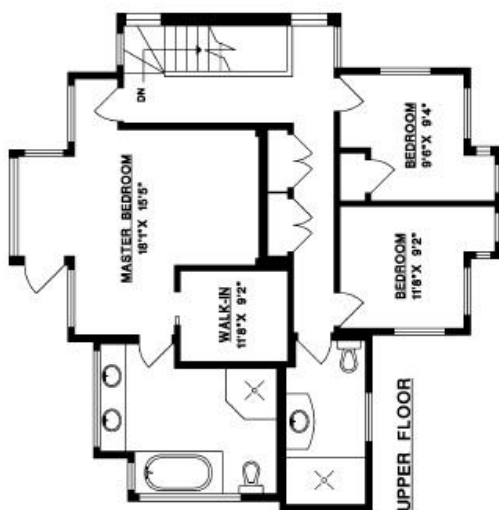


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6275 TAYLOR DRIVE
WEST VANCOUVER

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 builtin 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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