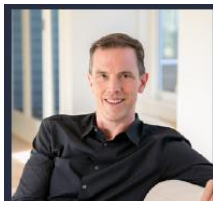




1325 25th Street
Offered at \$3,198,000

Exceptional 4 bed, 5 bath family home in the heart of Dundarave. This 2-level residence features an updated kitchen with stainless steel appliances, hardwood floors, and gas fireplace. The bright main floor offers open-concept living, dining and kitchen, with vaulted ceilings, 2 bedrooms and 2.5 bathrooms. The lower level includes 2 bedrooms, bathroom, a spacious rec room with wet bar, and a custom wine cellar. Enjoy the private yard with lush greenery and a patio perfect for entertaining. Unbeatable location just steps to bus stop, Irwin Park School, IGA, shops, and the beach.



ERIC CHRISTIANSEN
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604-312-9999



2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3047662
 Board: V
 House/Single Family

1325 25TH STREET

West Vancouver
 Dundarave
 V7V 4J4

Residential Detached

\$3,198,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$3,198,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1948**
 Frontage(feet): **132.00** Bathrooms: **5** Age: **77**
 Frontage(metres): **40.23** Full Baths: **4** Zoning: **RS4**
 Depth / Size: **65.00** Half Baths: **1** Gross Taxes: **\$8,557.95**
 Lot Area (sq.ft.): **8,580.00** Rear Yard Exp: **South** For Tax Year: **2025**
 Lot Area (acres): **0.20** P.I.D.: **013-949-993** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **No :**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(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: **Paving Stone**
 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: **:**
 Floor Finish: **Hardwood**

Legal: **LOT 12, BLOCK 18, PLAN VAP2261, DISTRICT LOT 555, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

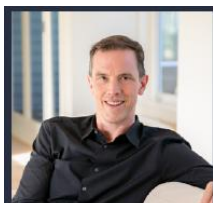
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **Clothes Washer/Dryer, Dishwasher, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	1,599	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	21'9 x 15'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21'9 x 12'0			x	Main 7
Finished Floor (Below):	1,583	Main	Kitchen	13'6 x 10'11			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	19'4 x 12'9			x	Main 3
Finished Floor (Total):	3,182sq. ft.	Main	Bedroom	13'9 x 10'9			x	Below 3
Unfinished Floor:	0	Main	Foyer	8'0 x 6'8			x	Below 4
Grand Total:	3,182sq. ft.	Below	Recreation Room	27'10 x 11'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	18'8 x 13'7			x	
		Below	Bedroom	17'11 x 11'6			x	
		Below	Bedroom	15'8 x 11'11			x	
Suite:				x			x	
Basement:None				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	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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1325 25th Street
West Vancouver, BC

LIVING AREA	3,182 SF
MAIN FLOOR	1,599 SF
LOWER FLOOR	1,583 SF
AUXILIARY AREA	1,364 SF
DECK	975 SF
GARAGE	389 SF



Valid Until: September 10, 2026

All dimensions are approximate and not suitable for architectural/construction use.
This is for marketing purposes only. The measurements are approximate within +/- 2%, E&O insured.
Total square footage might be kept consistent with strata plan. It might include unfinished area.
We have no guarantee or warranty of the degree of room sizes. Area is calculated per ANSI Z765-2003 method.



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