



2616 Haywood Avenue Offered at \$2,790,000

This charming 3 bedroom, 2 bathroom family home in the heart of Dundarave is surrounded by lush, private garden areas - a peaceful retreat just minutes from the beach. Enjoy ocean views from the main floor living spaces and deck, as well as from the upstairs bedrooms and balcony. Lots of warmth and character found in this inviting 2,476 sq. ft. home situated on an 8,289 sq. ft. lot. An unbeatable location just a short walk to shops and cafés of Dundarave Village, Irwin Park school, the beach and scenic seawall. Don't miss this opportunity to own a timeless home in one of West Vancouver's most desirable neighborhoods.



ERIC CHRISTIANSEN
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604-312-9999

2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3050640
 Board: V
 House/Single Family

2616 HAYWOOD AVENUE
 West Vancouver
 Dundarave
 V7V 1Y6

Residential Detached
\$2,790,000 (LP)
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$2,790,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1931**
 Frontage(feet): **67.00** Bathrooms: **2** Age: **94**
 Frontage(metres): **20.42** Full Baths: **2** Zoning: **RS4**
 Depth / Size: **129** Half Baths: **0** Gross Taxes: **\$8,627.88**
 Lot Area (sq.ft.): **8,289.00** Rear Yard Exp: For Tax Year: **2025**
 Lot Area (acres): **0.19** P.I.D.: **012-941-573** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: some ocean views**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Other**
 Exterior: **Mixed**
 Foundation: **Other**
unknown buyer to verify if imp

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Other**
 Fuel/Heating: **Other**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 10 BLOCK 25 DISTRICT LOT 555 PLAN 3403**

Amenities:
 Site Influences:
 Features:

Finished Floor (Main):	1,235	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	875	Main	Foyer	9'8 x 6'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	12'3 x 9'7			x	Main	3
Finished Floor (Below):	0	Main	Eating Area	7' x 7'			x	Above	4
Finished Floor (Basement):	366	Main	Dining Room	11' x 10'8			x		
Finished Floor (Total):	2,476sq. ft.	Main	Living Room	20'10 x 19'5			x		
Unfinished Floor:	142	Main	Family Room	16'8 x 12'10			x		
Grand Total:	2,618sq. ft.	Main	Laundry	8'6 x 5'3			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 10'1			x		
Suite:		Above	Bedroom	11'9 x 10'9			x		
Basement:Partly Finished		Above	Primary Bedroom	16'5 x 12'5			x		
		Above	Walk-In Closet	8'6 x 4'9			x		
		Bsmt	Recreation Room	18'10 x 13'9			x		
				x			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Royal LePage Sussex - John Jennings** **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.



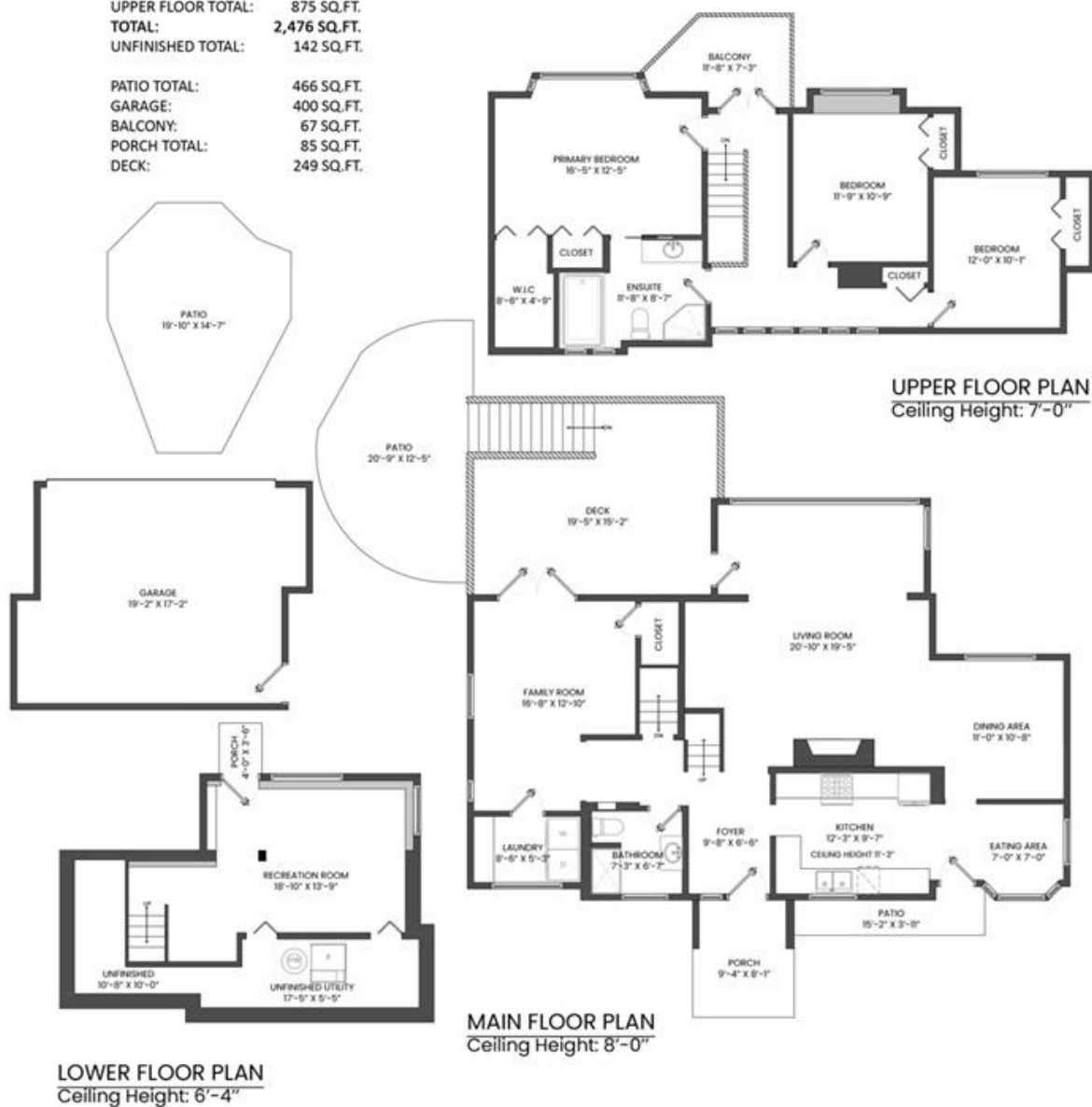
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LOWER FLOOR TOTAL: 366 SQ.FT.
 MAIN FLOOR TOTAL: 1,235 SQ.FT.
 UPPER FLOOR TOTAL: 875 SQ.FT.
TOTAL: 2,476 SQ.FT.
 UNFINISHED TOTAL: 142 SQ.FT.

PATIO TOTAL: 466 SQ.FT.
 GARAGE: 400 SQ.FT.
 BALCONY: 67 SQ.FT.
 PORCH TOTAL: 85 SQ.FT.
 DECK: 249 SQ.FT.



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