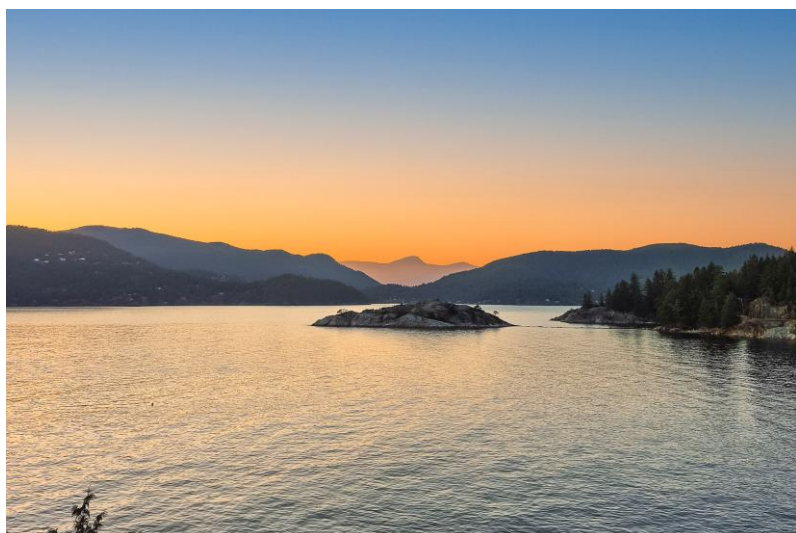




6275 Taylor Drive Offered at \$4,298,000



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
R3053788
 Board: V
 House/Single Family

6275 TAYLOR DRIVE

West Vancouver
 Gleneagles
 V7W 1Y8

Residential Detached

\$4,298,000 (LP)(SP) 

Sold Date: If new, GST/HST inc?: Original Price: **\$4,298,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1981**
 Frontage(feet): **90.70** Bathrooms: **4** Age: **44**
 Frontage(metres): **27.65** Full Baths: **3** Zoning: **RS3**
 Depth / Size: **169.20 IRR** Half Baths: **1** Gross Taxes: **\$18,940.91**
 Lot Area (sq.ft.): **9,900.00** Rear Yard Exp: **Northwest** For Tax Year: **2025**
 Lot Area (acres): **0.23** P.I.D.: **007-531-737** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 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**

Reno. Year: **2011**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

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	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	994	Main	Living Room	18'9 x 18'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'10 x 11'10			x	Main 2
Finished Floor (Below):	942	Main	Kitchen	11'6 x 8'2			x	Above 5
Finished Floor (Basement):	0	Main	Eating Area	9'1 x 7'8			x	Above 3
Finished Floor (Total):	3,309sq. ft.	Main	Family Room	15'7 x 14'9			x	Below 4
Unfinished Floor:	0	Main	Foyer	13'0 x 7'4			x	
Grand Total:	3,309sq. ft.	Above	Primary Bedroom	18'1 x 15'5			x	
		Above	Walk-In Closet	11'8 x 9'2			x	
		Above	Bedroom	11'8 x 9'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	9'6 x 9'4			x	
		Below	Recreation Room	16'6 x 13'2			x	
Suite:		Below	Flex Room	14'11 x 13'1			x	
Basement:None		Below	Laundry	11'9 x 7'3			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 13	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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6275 TAYLOR DRIVE
WEST VANCOUVER

1,373 SQ.FT.

994 SQ.FT.

942 SQ.FT.

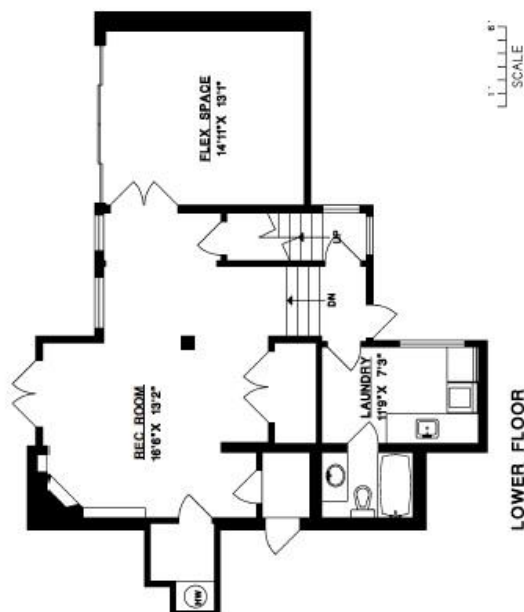
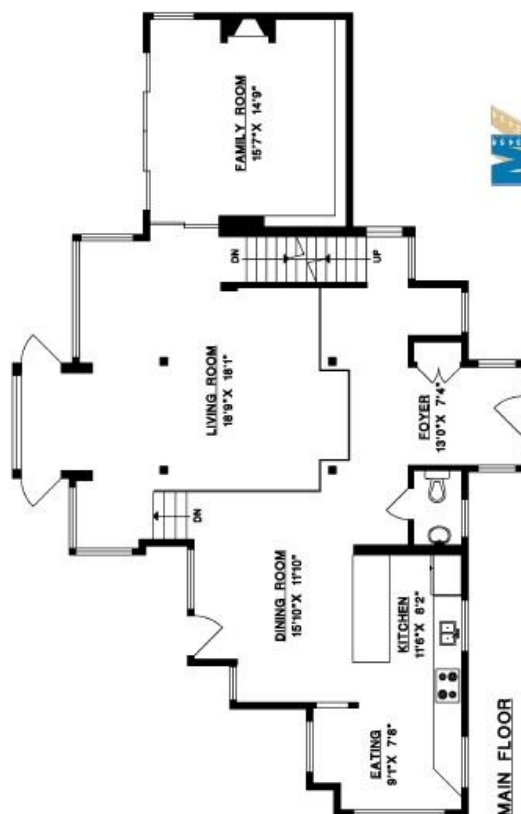
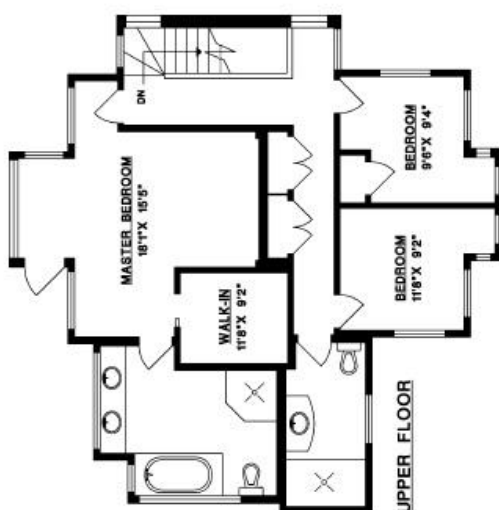
3,309 SQ.FT.

MAIN FLOOR

UPPER FLOOR

LOWER FLOOR

TOTAL



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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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BRG