



6275 Taylor Drive Offered at \$3,995,000



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.

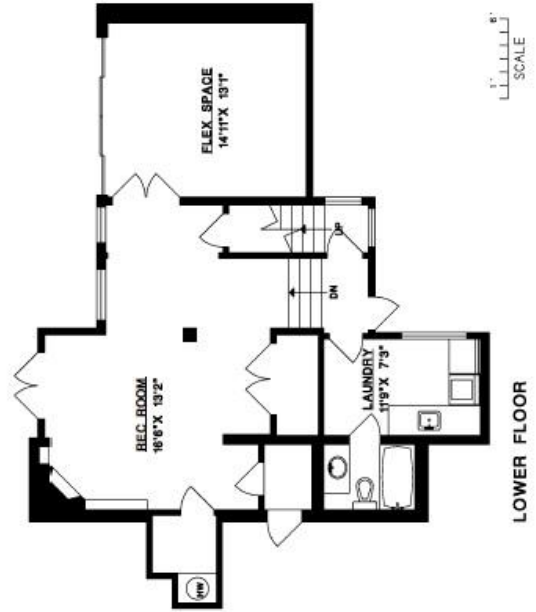
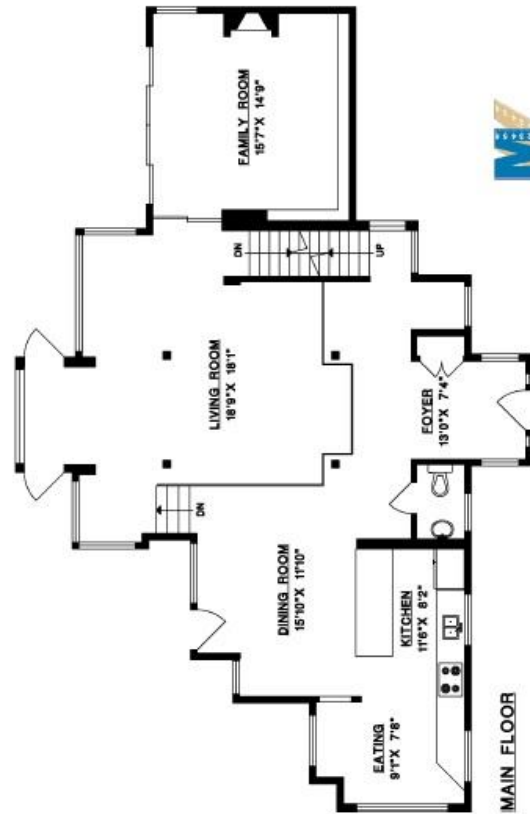
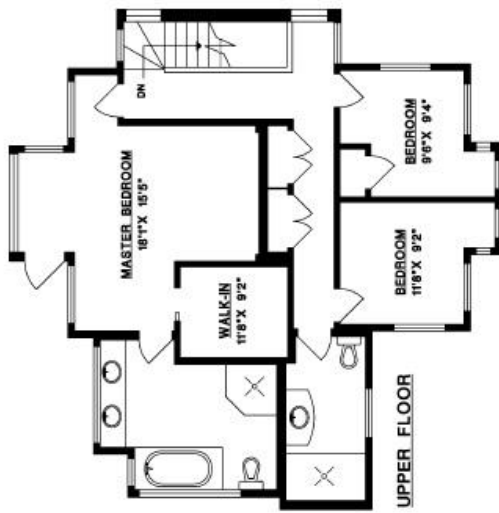


ERIC CHRISTIANSEN
GROUP
eric@ericchristiansen.com

604-312-9999
2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

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 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 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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