

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.



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Active R3099939 Board: V House/Single Family	6275 TAYLOR DRIVE West Vancouver Gleneagles V7W 1Y8	Residential Detached \$3,995,000 (LP) (SP) M	
	Sold Date:	If new, GST/HST inc?:	Original Price: \$3,995,000
	Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1981
Frontage(feet): 90.70	Bathrooms: 4	Age: 45	
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?:	Tour: Virtual Tour URL
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	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit: Near	Dist. to School Bus: Near	Land Lease Expiry Year:
Renovations: Completely	Title to Land: Freehold NonStrata		
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel: Natural Gas	Fixtures Leased: No		
Fuel/Heating: Electric, Natural Gas	Fixtures Rmvd: No		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Wall/Wall/Mixed		
Type of Roof: Asphalt			
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): 3,309 sq. 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: 3,309 sq. ft.	Above Primary Bedroom	18'1 x 15'5	x
Flr Area (Det'd 2nd Res): sq. ft.	Above Walk-In Closet	11'8 x 9'2	x
Suite: None	Above Bedroom	11'8 x 9'2	x
Basement: None	Above Bedroom	9'6 x 9'4	x
Crawl/Bsmt. Height: # of Levels: 3	Below Recreation Room	16'6 x 13'2	x
# of Kitchens: 1	Below Flex Room	14'11 x 13'1	x
	Below Laundry	11'9 x 7'3	x
	Manuf Type:	Registered in MHR?:	PAD Rental:
	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.



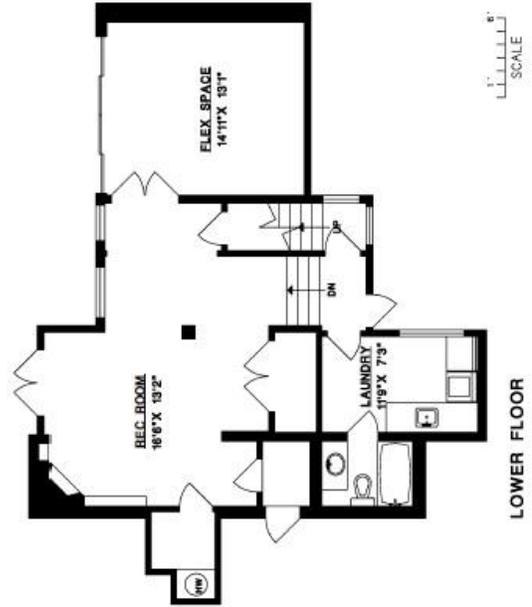
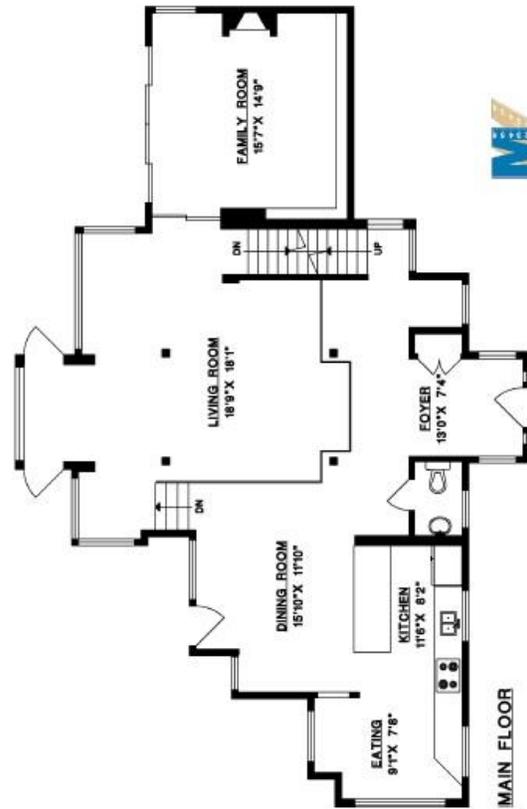
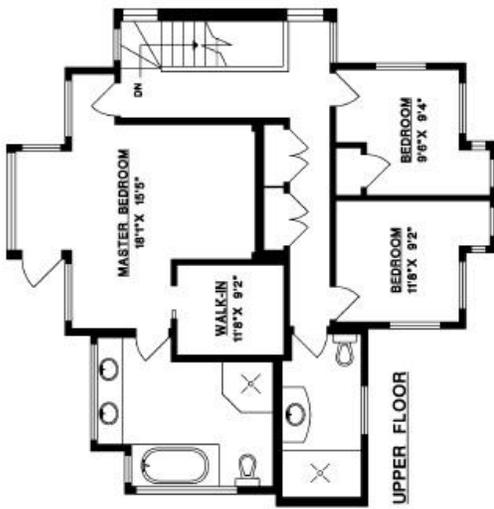
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6275 TAYLOR DRIVE
WEST VANCOUVER

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 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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