



Presented by:  
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**Active**  
**R2139446**  
Board: V  
House/Single Family

**2391 KINGS AVENUE**  
West Vancouver  
Dundarave  
V7V 2C3

Residential Detached  
**\$2,688,000 (LP)**  
(SP) **M**



Sold Date: Frontage (feet): **45.37** Original Price: **\$2,688,000**  
Meas. Type: **Metres** Bedrooms: **3** Approx. Year Built: **1955**  
Depth / Size: **40.234** Bathrooms: **1** Age: **62**  
Lot Area (sq.ft.): **5,993.00** Full Baths: **1** Zoning: **RS5**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,974.33**  
Rear Yard Exp: **North** For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **008-132-950**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 1/2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **2** Covered Parking:  
Parking: **Open, RV Parking Avail.** Parking Access: **Front**

Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile**

Legal: **LOT 31 BLOCK 8 DISTRICT LOT 554 PLAN 2709**

Amenities: **Garden, In Suite Laundry, Storage, Workshop Detached**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	14' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Kitchen	13'3 x 10'			x			x
Below	Living Room	13' x 9'1			x			x
Below	Dining Room	10' x 9'1			x			x
Above	Bedroom	10'5 x 14'1			x			x
Above	Office	5'4 x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,027	# of Rooms:7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	270	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	1,297 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: Crawl	6				
Grand Total:	1,297 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Royal LePage Sussex (WVan)**

**BEST PRICED detached in Dundarave! Fabulous opportunity to BUILD on the sought after 2300 block of Kings Ave! WALK to the trendy shops and restaurants of Dundarave Village, West Van's stunning seawall, the incredible Community Centre, Senior's Centre, transit and Irwin Park Elementary! BUILD up to 3551 sq ft home plus 400 sq ft detached garage on this LEVEL, PRIVATE lot! NEW homes in this area typically sell in the \$4-5M range! PRIME LOCATION that you will absolutely fall in love with! Call today to arrange a showing!**