

Presented by:
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West Vancouver, VWVDU (Dundarave) Residential Detached
2213 KINGS AV **MLS # V598022** **Active**



List Price: **\$991,000**

Previous Price: **\$991,000** Complex/Subdiv: **V7V 2C1**
 Original Price: **\$991,000** Postal Code: **V7V 2C1**
 Frontage: **122.00 ft**
 Depth/Size: **66** Type: **HOUSE**
 Lot Area SqFt: **8,052** Bedrooms: **3** Approx Yr Blt: **1930**
 Rear Yard Exp: Bathrooms: **2** Age at List Date: **76**
 Meas Type: **Imperial** Full Baths: **2** Zoning: **SFD**
 Flood Plain: Half Baths: **0** Taxes: **\$4,371 /2006**
 Serv. Connected: Occupancy: **Tenant**

View:

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Stucco / Wood Rainscreen: Type of Roof: Asphalt Renovations: Flooring: Hardwood Reno Year: Water Supply: City/Municipal Heat/Fuel: Natural Gas No. of Fireplaces: 1 R/I Fireplaces: Fireplace Fuel: Wood Outdoor Area: Fenced Yard / Sundeck(s) Pad Rental: Out Buildings:	Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking Facilities: Carport; Multiple Dist to Public Trans: Possession: Title to Land: Freehold NonStrata Seller's Interest: Registered Owner / Mortgage Info: 0 / Property Disclosure: N - OWNER NEVER OCCUPIED PROPERTY Roughed in Plumb: Fixtures Leas: No Fixt Removed:
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Legal: **PL 10082 LT C BLK 5 DL 554 LD 37** PID: **009-510-770**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**
 Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 13'	Below	Recreation Room	17' X 14'			X
Main F.	Dining	15' X 11'	Below	Steam Room	11' X 9'			X
Main F.	Kitchen	14' X 12'	Below	Laundry	9' X 14'			X
Main F.	Nook	6' X 4'	Below	Storage	3'5 X 12'			X
Main F.	Den	12' X 10'						X
Main F.	Entrance Hall	4' X 6'						X
Main F.	Patio	20' X 0'						X
Above	Master Bedroom	14' X 13'						X
Above	Bedroom	15' X 23'						X
Below	Bedroom	22' X 11'						X

Floor Area (SqFt)		Bathrooms:
Main Floor Area SqFt: 1,040	Total # Rooms: 14	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 500	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 0 Piece; Ensuite: N
Finished Floor Bsmt SqFt: 1,040	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,580	Basement Area: Full	
Unfinished Floor: 0	Suite: 7	
Grand Total Floor Area: 2,580		

Listing Broker(s): **RE/MAX Select Properties**

Wonderful Dundarave character home. Well maintained and great for young family or couple. Lovely private tree lined street in a central location. An excellent home in a great setting.