Terminated
R2937520
Board: V, Detached
House/Single Family

1740 QUEENS AVENUE

West Vancouver
Queens
V7V 2X7

$3,898,000 (LP)
(SP)

Days on Market: **51** List Date: **10/21/2024** Seller's Acceptance Date:
Orig. Price: **$3,898,000** Expiry Date: **4/30/2025** Subject Removal Date:
Prev. Price: **$0** Completion Date:

Meas. Type:	**Feet**	If new, GST/HST inc?:		Approx. Year Built:	**1963**
Frontage (feet):	**46.25**	Bedrooms:	**4**	Age:	**62**
Frontage (metres):	**14.10**	Bathrooms:	**2**	Zoning:	**RS**
Depth / Size:	**150**	Full Baths:	**2**	Gross Taxes:	**$8,284.13**
Lot Area (sq.ft.):	**12,150.00**	Half Baths:	**0**	For Tax Year:	**2024**
Lot Area (acres):	**0.28**	Rear Yard Exp:	**South**	Tax Inc. Utilities?:	
Flood Plain:		P.I.D.:	**009-531-378**	Tour:	
View:	**Yes : Beautiful Parl**				

Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Glass, Wood**
Foundation: **Concrete Block**

Renovations: **Completely** Reno. Year: **1980**
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Wood** Metered Water:
Fuel/Heating: **Natural Gas** R.I. Plumbing:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold NonStrata** Land Lease Expiry Ye...
Seller's Intere... **Registered Owner**
Property Disc.: **Y... :**
Fixtures Leas... **No :**

Fixtures Rmvd: **:**

Floor Finish: **Hardwood**

Legal: **LOT D, BLOCK 2, PLAN VAP10036, PART NW1/4, DISTRICT LOT 1086, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage**

Municipal Charges
Garbage:
Water:
Dyking:
Sewer:
Other:

Finished Floor (Main):	**1,668**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,291**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,959 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,959 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **None**
Basement: **Full, Fully Finished**

Crawl/Bsmt. Ht: # of Levels: **2**
# of Kitchens: **1** # of Rooms: **15**

Floor	Type	Dimensions
Main	**Living Room**	**16'10x14'4**
Main	**Den**	**11'9x10'11**
Main	**Dining Room**	**14'1x12'3**
Main	**Kitchen**	**17'3x11'8**
Main	**Nook**	**14'8x13'3**
Main	**Primary Bedroom**	**17'11x12'4**
Main	**Walk-In Closet**	**9'10x4'10**
Below	**Recreation Room**	**14'11x13'8**
Below	**Family Room**	**15'8x11'11**
Below	**Bedroom**	**11'10x8'7**
Below	**Bedroom**	**11'8x8'7**
Below	**Bedroom**	**12'3x8'5**
Below	**Bar Room**	**8'9x4'8**

Floor	Type	Dimensions
Below	**Laundry**	**8'10x 6'9**
Below	**Utility**	**8'10x 8'4**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs
Main	**6**
Below	**4**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

List Broker 1: **The Partners Real Estate - OFC: 604-838-8784** List Broker 3:
List Desig Agt 1: **Derek Grech - Phone: 604-833-4862** **derek@thepartnersvancouver.com**
List Broker 2: **The Partners Real Estate - OFC: 604-838-8784**
List Desig Agt 2: **Irmin Bach - Phone: 604-834-2939** 3.
Buyer's Broker 1:
Buyer's Agent 1: 2: 3:
Owner: ****Privacy Protected****
Commission: **3.22% ON THE FIRST AND 1.15% ON THE BALANCE.**

Appointments: **Phone L.R. First**
Call: **See Remarks**
Phone: **000-000-0000**

Occupancy: **Owner**

Realtor Remarks: **NO TOUCHBASE - CALL OR TEXT DEREK 604-833-4862. All measurements are approx and should be verified by buyer if deemed important.**

This Architectural SIGNIFICANT WEST COAST CONTEMPORARY design by Barry Rand from Wensley & Rand built in 1963 — It's a STUNNING 2-level, almost 3000 square foot POST & BEAM which was headlined in Homes & Living in 1965 as the "HOUSE TO RELAX IN" and that today still holds INCREDIBLY TRUE. Remodeled and brought back to the studs in the 1980's. It's TRULY IN IMMACULATE CONDITION as the renovations continued and continued over the years to truly kept this GEM of a home in PERFECT CONDITION. A true MASTERPIECE IN THE HISTORY OF ARCHITECTURE. On a STUNNING 12,000 square foot lot but really feels like it's a 25,000 square foot lot — come and see this as this will totally impress!

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