



Presented by:
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Active
R2827033
 Board: V
 House/Single Family

625 GLENMAROON ROAD

West Vancouver
 British Properties
 V7S 1P5

Residential Detached

\$4,998,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$4,998,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 2000
Frontage(feet): 101.29	Bathrooms: 6	Age: 23
Frontage(metres): 30.87	Full Baths: 4	Zoning: SFD
Depth / Size:	Half Baths: 2	Gross Taxes: \$17,013.75
Lot Area (sq.ft.): 21,780.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.50	P.I.D.: 010-541-047	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **4** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Hardwood**

Legal: **LOT 15, BLOCK 25, PLAN VAP7798, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor**

Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Swimming Pool Equip.**

Finished Floor (Main):	2,221	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,945	Main	Foyer	11'5 x 10'5	Below	Storage	16'5 x 17'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	17'0 x 17'0	Below	Recreation Room	37'0 x 17'5	Main	2
Finished Floor (Below):	1,859	Main	Dining Room	20'0 x 13'0	Below	Games Room	11'0 x 6'0	Main	2
Finished Floor (Basement):	0	Main	Kitchen	15'0 x 18'0	Below	Storage	14'5 x 12'0	Above	5
Finished Floor (Total):	6,025sq. ft.	Main	Eating Area	15'0 x 9'0			x	Above	5
Unfinished Floor:	0	Main	Den	11'0 x 11'0			x	Above	4
Grand Total:	6,025sq. ft.	Main	Family Room	15'0 x 18'0			x	Below	3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	15'0 x 20'0			x		
Suite:		Above	Walk-In Closet	15'0 x 8'0			x		
Basement:Fully Finished		Above	Bedroom	11'0 x 16'0			x		
		Above	Bedroom	15'0 x 16'0			x		
		Above	Bedroom	14'5 x 15'0			x		
		Below	Bedroom	15'0 x 11'0			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

Nestled in the heart of a sought after West Vancouver neighborhood, this stunning West Coast inspired residence is set on a private 1/2 acre gated estate & offers architectural brilliance w/ stunning amenities. This sprawling property features manicured landscaping w/ coy pond, waterfall & intricate blue stone pathways that lead you to the breathtaking entrance. Boasting over approx 6,000 sqft across 3 levels, this truly special custom home offers 5 bed/4bath, custom built-ins, H/W flrs, living & dining opening to the main deck w/ pool/hot tub, mason constructed stone f/p, lrg kitchen w/ s/s WOLFE app, bright lower level walkout basement, sports crt & more. A true testament to organic architecture, this residence offers a level quality and construction rarely seen on the market today.