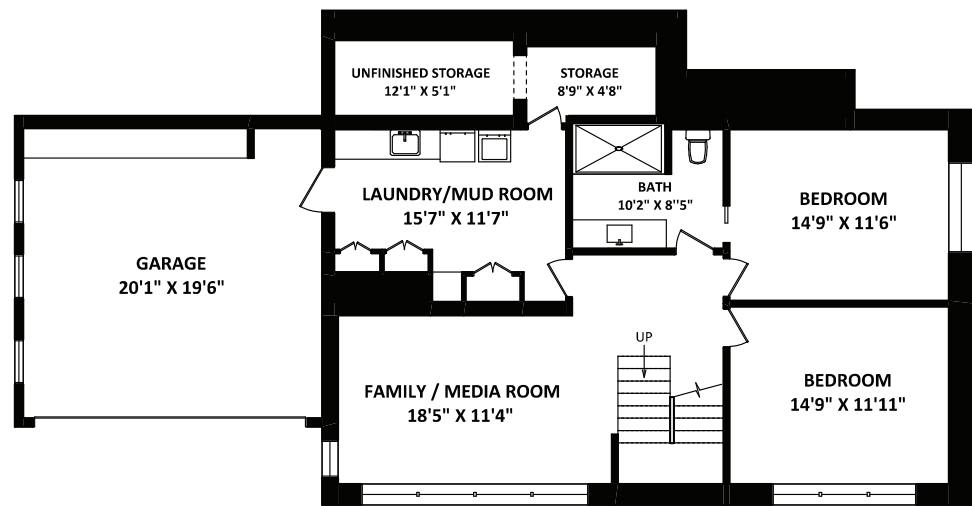


MAIN FLOOR: 1410 SQ.FT.



LOWER FLOOR:
FINISHED AREA: 1267 SQ.FT.
UNFINISHED AREA(S): 92 SQ.FT.

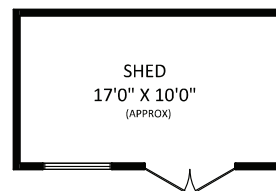
5574 Gallagher Place,
West Vancouver, BC



HINBI CHONG
Personal Real Estate Corporation
Cell: 604-328-8101
hinbi@hotmail.com
www.hinbi.com

TOTAL FLOOR AREA: 2769 SQ.FT.
MAIN FLOOR: 1267 SQ.FT.
LOWER FLOOR: 1410 SQ.FT.
UNFINISHED AREA: 92 SQ.FT.

OTHER AREA(S)
GARAGE: 432 SQ.FT.
PATIOS: 1173 SQ.FT.*
SHED: 195 SQ.FT.*
DECK: 633 SQ.FT.*



FLOOR PLAN BY: [FEBRUARY 15, 2017] SEEVIRTUAL
TEL: 604-575-1244 www.seevirtual360.com

DISCLAIMER:
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2003)
3. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.
* ANY MEASUREMENT WITH AN ASTERISK (*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.

SCALE: 0 2 5 10 FT NORTH



Hinbi Chong
"your realtor[®] for life"

Hinbi Chong
Personal Real Estate Corporation
604-328-8101
www.hinbi.com



5574 Gallagher Place • West Vancouver

Please contact Hinbi Chong, 604-328-8101, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



Sutton Group-West Coast Realty
301-1508 West Broadway, Vancouver, BC Canada, V6J 1W8 Tel. 604-328-8101



Presented by:
Hinbi Chong PREC*

Sutton Grp-West Coast (Brdwy)
Phone: 604-328-8101
www.hinbi.com
hinbi@hotmail.com



Active
R2139438
Board: V
House/Single Family

5574 GALLAGHER PLACE

West Vancouver
Eagle Harbour
V7W 1N9

Residential Detached
\$2,198,000 (LP)
(SP) **M**



Sold Date: _____ Frontage (feet): **96.00** Original Price: **\$2,198,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1958**
Depth / Size: **126** Bathrooms: **3** Age: **59**
Lot Area (sq.ft.): **12,066.00** Full Baths: **2** Zoning: **SFD**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,427.03**
Rear Yard Exp: **West** For Tax Year: **2016**
Approval Req?: _____ Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **009-744-827**
Tour: [Virtual Tour URL](#)

View: **Yes: MOUNTAINS**
Complex / Subdiv: _____
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: **Completely** Reno. Year: **2012**
of Fireplaces: **1** R.I. Plumbing: _____
Fireplace Fuel: **Gas - Natural** R.I. Fireplaces: _____
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: _____
Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental: _____
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **PL VAP9194 LT 5 BLK E DL 879 LD 36 GROUP 1.**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'2	Below	Utility	8'9 x 4'8			x
Main	Dining Room	6' x 12'2	Below	Storage	12'1 x 5'1			x
Main	Kitchen	23'4 x 17'3						x
Main	Master Bedroom	13'10 x 12'7						x
Main	Walk-In Closet	7'8 x 6'5						x
Main	Foyer	9'1 x 8'10						x
Below	Family Room	18'5 x 11'4						x
Below	Bedroom	14'9 x 11'6						x
Below	Bedroom	14'9 x 11'11						x
Below	Laundry	15'7 x 11'7						x

Finished Floor (Main):	0	# of Rooms:12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,267	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,410	# of Levels: 2	2	Main	4	Yes	Workshop/Shed: 17X10
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,677 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 20'1X19'6
		Beds in Basement: 0	5				Door Height:
		Beds not in Basement: 3	6				
Unfinished Floor:	0	Basement: Full, Fully Finished	7				
Grand Total:	2,677 sq. ft.		8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

Mid-Century Modern Post & Beam, simple clean lines, light-filled rooms. Elegant & rich walnut wood throughout. Ample windows, open concept floor plans, skylights & vaulted ceilings. Completely renovated w/no expense spared. Amazing chef's kitchen, featuring Viking Designer Series appliances w/dual ovens & dishwashers, wine fridge, gas cooktop, large waterfall 3" Granite island. Spacious living/dining area, master bdrm with WI closet, luxurious spa inspired ensuite, opens onto deck area & hot tub. Lower level 2 large bdrms, fabulous bathroom, rec/media room & large laundry/mudrm. Nuvo Concerto Home Sound System, built-in speakers throughout. Entertainer's paradise w/over 1500SF of patios, exterior kitchen w/ AOG BBQ, hot tub, sunny private 12066SF landscaped property & double garage.



Description

Mid-Century Modern Post & Beam, simple clean lines, light-filled rooms. Elegant & rich walnut wood throughout. Ample windows, open concept floor plans, skylights & vaulted ceilings. Completely renovated w/no expense spared. Amazing chef's kitchen, featuring Viking Designer Series appliances w/dual ovens & dishwashers, wine fridge, gas cooktop, large waterfall 3" Granite island. Spacious living/dining area, master bdrm with WI closet, luxurious spa inspired ensuite, opens onto deck area & hot tub. Lower level 2 large bdrms, fabulous bathroom, rec/media room & large laundry/mudrm. Nuvo Concerto Home Sound System, built-in speakers throughout. Entertainer's paradise w/over 1500SF of patios, exterior kitchen w/ AOG BBQ, hot tub, sunny private 12066SF landscaped property & double garage. A short stroll to the beach, marina, playground, tennis courts and Eagle Harbour School. See hinbi.com website for virtual tour and more detail.

Details

Bedrooms:	3
Bathrooms:	3
Square footage:	2,769 sq. ft.
Lot:	12,066 sq. ft.
Price	\$2,198,000