



Presented by:
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Active
R3004567
Board: V
House/Single Family

27 BRUNSWICK BEACH ROAD

West Vancouver
Lions Bay
V0N 2E0

Residential Detached
\$1,499,000 (LP)
(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,499,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1968**
Depth / Size: **137** Bathrooms: **1** Age: **57**
Lot Area (sq.ft.): **6,889.00** Full Baths: **1** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$2,936.19**
Rear Yard Exp: **South** For Tax Year: **2022**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-092-383**
Tour: **Virtual Tour URL**

View: **:**
Complex / Subdiv: **Brunswick Beach**
Services Connected: **Septic**
Sewer Type: **Septic**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Wood**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Torch-On**

Reno. Year: **2022**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **5** Covered Parking: Parking Access:
Parking: **Add. Parking Avail., Open, RV Parking Avail.**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Laminate**

Legal: **LOT 13, BLOCK 19, PLAN VAP3149, DISTRICT LOT 1815, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EPP113869**

Amenities: **In Suite Laundry**

Site Influences: **Marina Nearby, Private Setting, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'4 x 7'8			x			x
Main	Kitchen	10'3 x 11'5			x			x
Main	Living Room	15' x 11'9			x			x
Main	Dining Room	8'9 x 11'5			x			x
Main	Primary	11'7 x 11'5			x			x
Main	Laundry	8'1 x 10'7			x			x
Main	Bedroom	11'8 x 11'5			x			x
Main	Patio	16' x 23'7			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,119	# of Rooms:	8	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	1		3				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None		4				Pool:
Finished Floor (Total):	1,119 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	Beds not in Basement:	2				Grg Dr Ht:
Grand Total:	1,119 sq. ft.	Basement:	None		6				
					7				
					8				

Listing Broker(s): **Royal LePage Elite West**

Escape the big city without moving hours away with this beach Bungalow in Lions Bay. One of the best kept secrets in West Vancouver is Brunswick beach. This cute rancher has been COMPLETELY renovated and upgraded. No stone was left unturned. It's sitting pretty on a 6889 sq.ft corner lot and across from the beach (public path). Fully fenced, private & manicured. Lots of parking. The patio and backyard are South facing and get amazing amounts of sunshine. The lay-out has great flow with open kitchen. 2 bedrooms, 1 bathroom, laundry/mud room. Real wood burning fireplace. This place is MINT. Super close to everything Lions Bay has to offer and a drive back to Horseshoe Bay or West Vancouver. The perfect weekend getaway. Showings start this Sunday May 25th 1:00-4:00pm. Do Not Miss This one.