




Presented by:
Harry Kramm PREC*
 Engel & Volkers Vancouver
 Phone: 778-995-7224
 http://www.harrykramm.com
 harry.kramm@evrealstate.com



Active
R2335894
 Board: V
 House/Single Family

5324 MARINE DRIVE
 West Vancouver
 Caulfeild
 V7W 2P8

Residential Detached
\$13,750,000 (LP)
 (SP) 



Sold Date: Frontage (feet): **0.00** Original Price: **\$13,750,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1937**
 Depth / Size: **Irregular** Bathrooms: **4** Age: **82**
 Lot Area (sq.ft.): **72,245.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$24,351.55**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-847-436**
 Tour: **Virtual Tour URL**

View: **Yes: Panoramic water views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **7**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air, Hot Water, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Patio(s) & Deck(s),**
 Type of Roof: **Tile - Composite**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Single, Open**
 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:

Legal: **PL VAP11064 LT 23 BLK H DL 879 LD 36. GROUP 1.**

Amenities: **Elevator, Garden, Storage**

Site Influences: **Golf Course Nearby, Marina Nearby, Private Setting, Private Yard, Treed, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Fireplace Insert, Freezer, Garage Door Opener, Pantry, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	30'7 x 16'8	Above	Bedroom	14'8 x 12'0			x
Main	Flex Room	13'10 x 19'9	Above	Bedroom	14'10 x 12'10			x
Main	Media Room	13'3 x 12'3	Above	Laundry	15'8 x 7'0			x
Main	Foyer	5'6 x 11'3	Above	Study	14'2 x 11'5			x
Main	Dining Room	14'0 x 18'10			x			x
Main	Kitchen	21'8 x 16'1			x			x
Main	Eating Area	10'4 x 8'0			x			x
Above	Master Bedroom	17'4 x 19'10			x			x
Above	Walk-In Closet	13'8 x 9'0			x			x
Above	Walk-In Closet	106' x 4'4			x			x

Finished Floor (Main):	2,738	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,270	# of Kitchens:	1	1	Above	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	3	No	Pool:
Finished Floor (Total):	5,008 sq. ft.	Crawl/Bsmt. Height:		4	Main	2	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total:	5,008 sq. ft.	Basement: Full, Partly Finished		6				
				7				
				8				

Listing Broker(s): **Engel & Volkers Vancouver**

Presenting this 5,008 sqft property known as Kew House on a 1.67 acre (72,745 sqft) panoramic water-view lot, built in 1937, which was originally the dwelling of A.J. Taylor, president of British Pacific Properties. Mr Taylor was responsible for the Lions Gate Bridge construction and development of the British Properties. This beautifully maintained property boasts wonderful millwork, beamed ceilings, cove and base mouldings, antique light fixtures and chandeliers, Spanish tile, herringbone hardwood flooring. Total privacy from the main road, accessed by a long sweeping driveway, surrounded by tall mature trees and foliage opening out to the house with panoramic water views from the terrace, patios and west facing windows.