



Presented by:
Bernadette Dunnigan PREC*

Dunnigan Homes Real Estate Group
 Oakwyn Realty Ltd.
 Phone: 778-835-0599
<http://www.bernadettedunnigan.com>
Bernadette@Dunniganhomes.com

**Active****R3027721**

Board: V

House/Single Family

2257 FULTON AVENUE

West Vancouver
 Dundarave
 V7V 1T7

Residential Detached

\$3,298,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,298,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1995**
 Frontage(feet): **54.00** Bathrooms: **4** Age: **30**
 Frontage(metres): **16.46** Full Baths: **3** Zoning: **SFD**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$8,907.67**
 Lot Area (sq.ft.): **6,804.00** Rear Yard Exp: For Tax Year: **2024**
 Lot Area (acres): **0.16** P.I.D.: **006-707-114** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Ocean**
 Complex/Subdiv: **Dundarave**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

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

Renovations: **Partly**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access:
 Parking: **Garage; Double**
 Driveway Finish:
 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, Tile, Carpet**

Legal: **LOT C, BLOCK 4, PLAN VAP5398, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 18**

Amenities:

Site Influences: **Central Location, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Finished Floor (Main):	1,366	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	998	Main	Living Room	15'8 x 13'11	Below	Bedroom	8'5 x 8'10	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'1 x 9'11	Below	Laundry	9'1 x 4'9	Main	2
Finished Floor (Below):	714	Main	Kitchen	11'5 x 18'8	Below	Mud Room	13'1 x 4'10	Above	5
Finished Floor (Basement):	0	Main	Pantry	4'11 x 5'3	Below	Utility	12'5 x 5'0	Above	4
Finished Floor (Total):	3,078sq. ft.	Main	Eating Area	8'9 x 10'7			x	Below	4
Unfinished Floor:	0	Main	Family Room	16'10 x 18'3			x		
Grand Total:	3,078sq. ft.	Main	Office	12'8 x 9'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	4'11 x 12'0			x		
Suite:		Above	Primary Bedroom	13'10 x 18'6			x		
Basement:Full		Above	Walk-In Closet	6'1 x 6'0			x		
		Above	Bedroom	13'4 x 11'5			x		
		Above	Bedroom	12'3 x 9'7			x		
		Below	Flex Room	20'5 x 13'4			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): **Oakwyn Realty Ltd.**

Discover your dream home in the heart of Dundarave & embrace a truly walkable lifestyle! This updated, well-maintained property is just steps from the ocean, quaint Dundarave shops, restaurants, schools, the community centre, & the seawall. This ideal family-friendly floorplan, features a skylit, open-concept kitchen, with island & walk-in pantry, and a large adjoining family room. Walk out to a generous-sized patio & sun-drenched, flat, private yard with lush landscaping. Main floor includes an office & sun-filled formal living & dining rooms. Upstairs is the inviting primary suite with ocean views & 2 more bedrooms. Down is a rec room, bedroom, bath, laundry, attached double garage & plenty of storage space. The ideal home for raising a family in this vibrant, sought-after community!