



Presented by:

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**Active**
R3084879Board: V
House/Single Family**6220 SUMMIT AVENUE**West Vancouver
Glen Eagles
V7W 1Y2

Residential Detached

\$3,599,000 (LP)

(SP)

Sold Date:	If new, GST/HST inc?:	Original Price: \$3,599,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2004
Frontage(feet): 163.19	Bathrooms: 6	Age: 22
Frontage(metres): 49.74	Full Baths: 4	Zoning: RES
Depth / Size: Irregular	Half Baths: 2	Gross Taxes: \$21,015.72
Lot Area (sq.ft.): 19,602.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.45	P.I.D.: 007-337-426	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: South Ocean, UBC, Islands		
Complex/Subdiv: Glen Eagles		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete Frame, Frame - Wood**
Exterior: **Glass, Stucco**
Foundation: **Concrete Slab**Total Parking: **7** Covered Parking: **2** Parking Access: **Side**Parking: **Garage; Double, Visitor Parking**

Driveway Finish:

Dist. to School Bus: **1 blk**

Land Lease Expiry Year:

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Mixed, Natural Gas**
Outdoor Area: **Balcony(s) Patio(s) Deck(s)**
Type of Roof: **Asphalt, Metal**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Title to Land: **Freehold NonStrata**Property Disc.: **No**Fixtures Leased: **No** :

Fixtures Rmvd: :

Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**Legal: **LOT 14, BLOCK C, PLAN VAP7413, DISTRICT LOT 771, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (EXPL PL 8122) OF LOT 4**Amenities: **Elevator, Garden, Storage**Site Influences: **Golf Course Nearby, Greenbelt, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features:

Finished Floor (Main):	2,527	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	Floor	#Pcs
Finished Floor (Above):	1,551	Main	Solarium	30'6 x 16'10	Above	Bedroom	12'2 x 9'10			
Finished Floor (AbvMain2):	0	Main	Living Room	30'5 x 16'1	Below	Recreation Room	27'11 x 14'11		Above	4
Finished Floor (Below):	796	Main	Dining Room	15'7 x 15'6	Below	Laundry	7'5 x 6'2		Above	2
Finished Floor (Basement):	0	Main	Kitchen	16'5 x 15'4	Below	Storage	6'1 x 4'11		Above	4
Finished Floor (Total):	4,874 sq. ft.	Main	Bedroom	11'1 x 10'5	Below	Utility	6'2 x 6'1		Below	2
Unfinished Floor:	0	Main	Walk-In Closet	7'11 x 5'0	Below	Storage	25'4 x 14'10		Main	3
Grand Total:	4,874 sq. ft.	Main	Bedroom	12'9 x 10'6	Below	Storage	25'4 x 6'2		Main	3
Flr Area (Det'd 2nd Res):		Above	Foyer	8'9 x 6'0	Below	Storage	21'2 x 11'1			
		Above	Primary Bedroom	18'1 x 12'10				x		
		Above	Walk-In Closet	9'10 x 9'3				x		
		Above	Bedroom	9'9 x 13'10				x		
		Above	Bedroom	15'7 x 17'5				x		
		Above	Walk-In Closet	11'6 x 5'7				x		

Suite: **Fully Finished**Crawl/Bsmt. Height: **# of Levels: 3**
of Kitchens: **1** # of Rooms: **21**Manuf Type: Registered in MHR?:
MHR#: CSA/BCE:
ByLaw Restrictions:PAD Rental:
Maint. Fee:Listing Broker(s): **Oakwyn Realty Ltd.**

An estate-sized opportunity offering privacy, expansive grounds, and south-facing ocean views in a prime West Vancouver location. Set on a 19,602 sq.ft. lot, this custom-built 2005 Mediterranean-style residence combines concrete, steel, and wood construction with a dramatic glass atrium and three-level elevator access. The generous layout features six bedrooms, five bathrooms, a recreation room—perfect for customization or extended family living. Enjoy existing water features, open grounds with a flat lawn, and a private driveway leading to an oversized double attached garage. Steps to Larson Beach, Glen Eagles Recreation Centre, schools, and golf. Amazing opportunity on a prime property, priced well below assessed value. Open House: Sunday, Feb 1st from 2-4pm