



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
R3084879
 Board: V
 House/Single Family

6220 SUMMIT AVENUE
 West Vancouver
 Gleneagles
 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: Gleneagles		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type:	Water Supply: 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 Public Transit: **2 blks** Dist. to School Bus: **1 blk**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Mixed, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Metal**

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

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	
Finished Floor (Above):	1,551	Main	Solarium	30'6 x 16'10	Above	Bedroom	12'2 x 9'10	Floor	#Pcs
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):	4,874sq. 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:	4,874sq. ft.	Main	Bedroom	12'9 x 10'6	Below	Storage	25'4 x 6'2	Main	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	8'9 x 6'0	Below	Storage	21'2 x 11'1		
Suite:		Above	Primary Bedroom	18'1 x 12'10			x		
Basement:Fully Finished		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		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 21	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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, Gleneagles Recreation Centre, schools, and golf. Amazing opportunity on a prime property, priced well below assessed value. Open House: Sunday, Feb 1st from 2-4pm