



Presented by:
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Active **R3115597** **6220 SUMMIT AVENUE** Residential Detached
 Board: V West Vancouver **\$2,998,000** (LP)
 House/Single Family Gleneagles V7W 1Y2 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,998,000**
 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.** Total Parking: **7** Covered Parking: **2** Parking Access: **Side**
 Construction: **Concrete Frame, Frame - Wood** Parking: **Garage; Double, Visitor Parking**
 Exterior: **Glass, Stucco** Driveway Finish:
 Foundation: **Concrete Slab** Dist. to Public Transit: **2 blks** Dist. to School Bus: **1 blk**
 Renovations: Reno. Year: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: Property Disc.: **No**
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Leased: **No**
 Fuel/Heating: **Mixed, Natural Gas** R.I. Plumbing: Fixtures Rmvd: **:**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**
 Type of Roof: **Asphalt, Metal**

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.