



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3000521
Board: V
House/Single Family

3937 WESTRIDGE AVENUE

West Vancouver
Bayridge
V7V 3H6

Residential Detached

\$1,920,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,920,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1961**
Frontage(feet): **87.00** Bathrooms: **2** Age: **64**
Frontage(metres): **26.52** Full Baths: **2** Zoning: **SFD**
Depth / Size: Half Baths: **0** Gross Taxes: **\$5,322.25**
Lot Area (sq.ft.): **17,860.00** Rear Yard Exp: **Northwest** For Tax Year: **2024**
Lot Area (acres): **0.41** P.I.D.: **009-416-145** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **None, Open**
Driveway Finish:
Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 6, BLOCK 13, PLAN VAP10299, DISTRICT LOT 559, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	2,016	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	24' x 13'4	Below	Workshop	23'8 x 11'5	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'11 x 12'4			x	Main	4
Finished Floor (Below):	0	Main	Den	13'2 x 13'			x	Main	3
Finished Floor (Basement):	1,557	Main	Kitchen	14'10 x 9'7			x		
Finished Floor (Total):	3,573sq. ft.	Main	Family Room	21'2 x 20'3			x		
Unfinished Floor:	0	Main	Bedroom	14'9 x 8'1			x		
Grand Total:	3,573sq. ft.	Main	Bedroom	12'4 x 10'5			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Utility	16'2 x 9'8			x		
Suite: None		Below	Laundry	16'8 x 12'8			x		
Basement: Full		Below	Storage	9'8 x 6'11			x		
		Below	Bedroom	13'9 x 7'11			x		
		Below	Bedroom	12'3 x 11'10			x		
		Below	Workshop	24'2 x 12'11			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 14	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **RE/MAX Select Properties**

This big post and beam home has 3500 sq ft of potential for your renovation ideas! Great neighborhood and convenient location! Enjoy the soothing sounds of Godman Creek next to big balcony! Call your agent or LS agent for more details. Please do not walk on property. No sign on property.



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Active
R3014755
Board: V
House/Single Family

3328 TENNYSON CRESCENT

North Vancouver
Lynn Valley
V7K 2A8

Residential Detached

\$1,925,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$1,925,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1977**
Frontage(feet): **63.00** Bathrooms: **3** Age: **48**
Frontage(metres): **19.20** Full Baths: **3** Zoning: **RS3**
Depth / Size: **125** Half Baths: **0** Gross Taxes: **\$7,831.00**
Lot Area (sq.ft.): **7,875.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.18** P.I.D.: **007-959-338** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour: _____
View: **No** : _____
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces: _____
Fireplace Fuel: **Other**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: **No**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, RV Parking Avail.**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **two blocks** Dist. to School Bus: **5 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
Fixtures Leased: **No** : _____
Fixtures Rmvd: **No** : _____
Floor Finish: **Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **LT 13 LD 37 DL 2003 PL 14014 NWD**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,540	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	9' x 12'5'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	21' x 14'			x	Main 3
Finished Floor (Below):	1,108	Main	Dining Room	10' x 13'			x	Main 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'5' x 13'			x	Below 4
Finished Floor (Total):	2,648sq. ft.	Main	Bedroom	9' x 12'			x	
Unfinished Floor:	225	Main	Bedroom	9' x 11'			x	
Grand Total:	2,873sq. ft.	Below	Bedroom	9' x 11'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	9' x 12'			x	
Suite: None		Main	Family Room	9'5' x 9'5'			x	
Basement: Partly Finished, Separate Entry		Bsmt	Foyer	12' x 9'			x	
		Main	Eating Area	12'5' x 10'			x	
		Bsmt	Recreation Room	13' x 12'			x	
		Bsmt	Other	12'5' x 18'			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 13	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Sabre Realty Group**

Attractive street. Excellent maintained and private grounds. One time contemporary design. Vaulted living room. Rooms are generous. Covered deck is a nice feature 21'X11'. Easy to upgrade to modern some areas. Level lot. All useable.



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Active
R3004138
Board: V
House/Single Family

1151 MILLSTREAM ROAD
West Vancouver
British Properties
V7S 2C8

Residential Detached
\$3,488,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,488,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1988
Frontage(feet): 90.17	Bathrooms: 7	Age: 37
Frontage(metres): 27.48	Full Baths: 5	Zoning: RS3
Depth / Size:	Half Baths: 2	Gross Taxes: \$14,093.69
Lot Area (sq.ft.): 17,047.23	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.39	P.I.D.: 008-719-675	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: Ocean		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **3 Storey w/ Bsmt**
Construction: **Brick, Concrete Frame, Frame - Wood**
Exterior: **Brick, Concrete, Stucco**
Foundation: **Concrete Block, Concrete Slab**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Rooftop Deck**
Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
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**

Legal: **LOT 33 BLOCK 51 CAPILANO ESTATES EXTENSION NO. 14 PLAN 13284**

Amenities:

Site Influences: **Greenbelt, Marina Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,050	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,200	Main	Living Room	32'9 x 24'9	Abv Main 2	Walk-In Closet	6'8 x 7'7	Floor	#Pcs
Finished Floor (AbvMain2):	1,050	Main	Dining Room	12'4 x 23'7	Abv Main 2	Walk-In Closet	5'10 x 4'9	Main	2
Finished Floor (Below):	0	Main	Kitchen	25'0 x 20'9	Below	Recreation Room	29'4 x 15'0	Abv Main 2	5
Finished Floor (Basement):	0	Main	Foyer	12'2 x 17'2	Below	Wine Room	10'2 x 8'7	Abv Main 2	4
Finished Floor (Total):	5,300sq. ft.	Abv Main 2	Primary Bedroom	22'1 x 15'0	Below	Storage	7'11 x 12'4	Above	4
Unfinished Floor:	0	Abv Main 2	Solarium	13'10 x 13'4	Below	Bedroom	11'5 x 17'2	Above	4
Grand Total:	5,300sq. ft.	Abv Main 2	Bedroom	11'5 x 17'2			x	Below	4
		Above	Laundry	6'4 x 8'7			x	Main	2
		Above	Bedroom	14'3 x 15'0			x		
		Above	Bedroom	14'10 x 15'0			x		
		Above	Bedroom	11'7 x 17'1			x		
		Above	Walk-In Closet	5'7 x 3'11			x		
		Main	Walk-In Closet	4'8 x 4'5			x		
Suite:		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement:Fully Finished		MHR#:			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:		# of Levels: 3							
# of Kitchens: 1		# of Rooms: 19			ByLaw Restrictions:				

Listing Broker(s): **Georgia Pacific Realty Corp.**

Stonehaus Realty Corp.

Investor Alert or Family Dream - Millstream's Hidden Gem! Opportunity in West Van's in British Properties: 17,000+ sf lot on Millstream's famed "Street of Dreams," surrounded by \$18M+ estates. Listed well below assessed value, this 6BD/7BA, 5,300 sf home offers endless potential for investors or families ready to create a custom masterpiece. Elevated position captures expansive views; solid modern architecture invites renovation or reimagining. Potential for rooftop patio, firepit, pickleball court, pool, sauna, hot tub & more. A tranquil forest w/ trails & flowing stream brings peace & privacy. Near top schools & Hollyburn CC. Rare chance to build value, vision & legacy in one of West Van's most coveted enclaves. Opportunities like this are few and far between in this world-class location



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Active
R2974129

Board: V
Other

6404 WELLINGTON AVENUE

West Vancouver
Horseshoe Bay WV
V7W 2H6

Residential Detached

\$5,350,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,660,000
Meas. Type:	Bedrooms: 0	Approx. Year Built: 1950
Frontage(feet):	Bathrooms: 0	Age: 75
Frontage(metres):	Full Baths: 0	Zoning: CD59
Depth / Size:	Half Baths: 0	Gross Taxes: \$18,304.06
Lot Area (sq.ft.): 0.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.00	P.I.D.: 014-047-390	Tax Inc. Utilities?:
Flood Plain: No		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:
Land Lease Expiry Year:

Legal: **LOT 18, BLOCK 41, DISTRICT LOT 430, PLAN 2103**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,000	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Conservatory	0' x 0'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0						x		
Finished Floor (Below):	0						x		
Finished Floor (Basement):	0						x		
Finished Floor (Total):	1,000sq. ft.						x		
Unfinished Floor:	0						x		
Grand Total:	1,000sq. ft.						x		
							x		
Flr Area (Det'd 2nd Res):	sq. ft.						x		
Suite:							x		
Basement:	None			x					
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Listing Broker(s): **Royal LePage Sussex**

COURT ORDERED SALE- Previously operated as Saint Monica's Church, this 100' x 150' lot is part of TANTALUS GARDENS and includes the purchase of 6403 Nelson Ave. & 6407 Nelson Ave. for a total parcel of 28,292 sq ft. A Development Permit has been issued allowing for 10 single family detached homes and is valid until June 16, 2026. Horseshoe Bay is a scenic village with parks, beaches and schools nearby as well as easy access to Hwy 1, Whistler, the Sunshine Coast and the Islands.



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Active
R3003534
Board: V
House/Single Family

1065 GROVELAND ROAD

West Vancouver
British Properties
V7S 1Z3

Residential Detached

\$7,998,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,998,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
Frontage(feet): **149.86** Bathrooms: **6** Age: **9**
Frontage(metres): **45.68** Full Baths: **5** Zoning: **SFD**
Depth / Size: **277** Half Baths: **1** Gross Taxes: **\$42,552.40**
Lot Area (sq.ft.): **25,970.00** Rear Yard Exp: **North** For Tax Year: **2024**
Lot Area (acres): **0.60** P.I.D.: **009-912-088** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Partial City & Ocean Views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Torch-On**

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

Total Parking: **8** Covered Parking: **4** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage; Double**
Driveway Finish: **Concrete**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 31, BLOCK 33, PLAN VAP8884, DISTRICT LOT CE, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Garden, Pool; Outdoor, Storage**

Site Influences: **Central Location, Gated Complex, Private Setting, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Swimming Pool Equip., Wet Bar, Wine Cooler**

Finished Floor (Main):	2,939	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,269	Main	Family Room	20'0 x 22'6	Above	Bedroom	13'0 x 11'3	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	18'8 x 17'9	Above	Bedroom	16'5 x 14'1	Main	2
Finished Floor (Below):	2,582	Main	Kitchen	17'6 x 20'5	Above	Walk-In Closet	4'8 x 6'0	Main	3
Finished Floor (Basement):	0	Main	Wok Kitchen	15'1 x 7'8	Above	Laundry	14'6 x 5'7	Above	4
Finished Floor (Total):	7,790sq. ft.	Main	Dining Room	17'0 x 14'7	Below	Media Room	18'8 x 21'11	Above	3
Unfinished Floor:	0	Main	Eating Area	12'10 x 11'9	Below	Recreation Room	19'10 x 19'10	Above	3
Grand Total:	7,790sq. ft.	Main	Foyer	13'7 x 12'0	Below	Games Room	17'9 x 14'1	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'6 x 12'2	Below	Gym	19'9 x 14'4		
Suite:		Main	Walk-In Closet	15'3 x 14'4	Below	Bar Room	14'4 x 8'8		
Basement:Fully Finished		Main	Walk-In Closet	7'0 x 4'11	Below	Wine Room	7'3 x 8'3		
		Above	Primary Bedroom	17'6 x 25'3	Below	Utility	12'2 x 10'3		
		Above	Walk-In Closet	14'6 x 10'10	Below	Utility	14'11 x 13'9		
		Above	Bedroom	11'10 x 11'8	Below	Storage	7'11 x 5'0		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 26	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **The Partners Real Estate**

The Partners Real Estate

PERCHED UP on one of the nicest streets in the British Properties, this STUNNING CONTEMPORARY ESTATE leaves me SPEECHLESS. With car area in the front for 8 cars and 2 separate double garages, 1065 Groveland is 4 years old but feels like brand new! The main floor alone is almost 3000 square feet and the quality itself is felt as you enter the front door! AMAZING KITCHEN open concept as well as separate dining room and second kitchen makes this an ENTERTAINERS DREAM. Indoor and outdoor living that leads to the front deck with incredible INFINITY EDGE POOL. On OVER A 1/2 ACRE of private/flat land 8,800 sq.ft. of house (including both garages), 7,790 sq.ft. without garages, 6 luxurious bedrooms, 8 baths, huge media room and CITY VIEW POOL with SOUTHERN SUN EXPOSURE.



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Active
R2950461
Board: V
House/Single Family

4382 ROSS CRESCENT

West Vancouver
Cypress
V7W 1B2

Residential Detached

\$8,200,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$9,999,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**
Frontage(feet): **50.00** Bathrooms: **8** Age: **19**
Frontage(metres): **15.24** Full Baths: **5** Zoning: **RS-4**
Depth / Size: **213.5** Half Baths: **3** Gross Taxes: **\$66,353.63**
Lot Area (sq.ft.): **11,227.00** Rear Yard Exp: **Southwest** For Tax Year: **2024**
Lot Area (acres): **0.26** P.I.D.: **030-470-544** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: water**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Other**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

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

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Garage; Triple**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 8, BLOCK 2, PLAN EPP78998, DISTRICT LOT 582, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Cul-de-Sac, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features:

Finished Floor (Main):	1,834	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	2,290	Main	Kitchen	14'9 x 13'6	Above	Bedroom	12' x 11'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Pantry	7' x 6'8	Above	Playroom	36' x 12'2	Main	2
Finished Floor (Below):	0	Main	Living Room	18'8 x 18'3	Below	Media Room	20'9 x 18'11	Main	2
Finished Floor (Basement):	1,832	Main	Dining Room	19'4 x 11'5	Below	Gym	28'7 x 17'11	Above	5
Finished Floor (Total):	5,956sq. ft.	Main	Library	16'6 x 14'9	Below	Wine Room	18'3 x 6'10	Above	4
Unfinished Floor:	0	Main	Foyer	22'7 x 12'2	Below	Bedroom	12' x 11'4	Above	3
Grand Total:	5,956sq. ft.	Main	Office	11'6 x 10'2	Below	Laundry	12'11 x 6'5	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Mud Room	11'10 x 6'11	Below	Utility	9'6 x 7'10	Below	4
		Main	Workshop	17'9 x 11'11	Below	Storage	20' x 19'8	Below	2
		Above	Primary Bedroom	19' x 14'7			x		
		Above	Walk-In Closet	12'10 x 6'9			x		
		Above	Bedroom	12' x 11'8			x		
Suite:		Above	Bedroom	11'3 x 10'6			x		
Basement:Full									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 22	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Sutton Group-West Coast Realty**

Spectacular waterfront estate with beach access on STEARMAN BEACH in Lower Caulfield neighborhood. Enjoy sunsets and terrific water views from this quality crafted home built in 2006. Open design with high ceilings, oak floors, limestone, walls of glass, custom millwork, Eclipse windows and doors, and lots of natural light. The gourmet kitchen has top of the line Miele appliances & marble topped island. 5956 square feet of luxury includes 5 bedrooms and 8 bathrooms. Basement has wine cellar, gym, media room, guest bedrm and storage. Take advantage of the ocean views from the impressive outdoor space which includes private terraces, heated swimming pool, beach front seating, covered patios and fire pit. Close to Lighthouse Park and Caulfield Village. All offers are subject to court approval