



Presented by:
Doc Livingston PREC*

eXp Realty
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Active
R3063629
Board: V
House/Single Family

3937 WESTRIDGE AVENUE

West Vancouver
Bayridge
V7V 3H6

Residential Detached

\$1,598,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,598,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1961**
Frontage(feet): **87.00** Bathrooms: **3** Age: **64**
Frontage(metres): **26.52** Full Baths: **3** Zoning: **SFD**
Depth / Size: Half Baths: **0** Gross Taxes: **\$5,322.25**
Lot Area (sq.ft.): **17,860.00** Rear Yard Exp: **North** 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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
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 | Below | 3 |
| 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**

PLEASE DO NOT WALK ON PROPERTY! This is the lowest priced home between Capilano River & Horseshoe Bay! This large 3573 sq ft home is a project with great potential! Large 2 br & den or 3 br on main floor with kitchen looking over massive family room! Full bsmt to develop! Enjoy the large sundeck surrounded by mature trees and the soothing sound of Godman Creek that runs through property! PLEASE DO NOT WALK ON PROPERTY! Call your agent or LS for more details.



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Active
R3071079
Board: V
House/Single Family

4641 WOODBURN ROAD
West Vancouver
Cypress Park Estates
V7S 2W7

Residential Detached
\$2,200,000 (LP)
(SP)



| | | |
|-------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,200,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 1973 |
| Frontage(feet): 112.00 | Bathrooms: 3 | Age: 52 |
| Frontage(metres): 34.14 | Full Baths: 3 | Zoning: RS10 |
| Depth / Size: 175 | Half Baths: 0 | Gross Taxes: \$6,689.72 |
| Lot Area (sq.ft.): 19,603.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.45 | P.I.D.: 007-893-949 | Tax Inc. Utilities?: |
| Flood Plain: | | Tour: |
| View: : | | |
| 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: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**
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 :AS IS WHERE IS**
Floor Finish:

Legal: **LOT 27 BLOCK E PLAN VAP14218 DISTRICT LOT 885 GROUP 1 NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

| Finished Floor (Main): | 1,961 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|-----------------|--------------|-------|---------|-------------|------------|
| Finished Floor (Above): | 0 | Main | Living Room | 20'4 x 15'2 | Below | Storage | 15'3 x 8'10 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 12'2 x 12' | Below | Utility | 13'5 x 10'3 | Main 4 |
| Finished Floor (Below): | 1,283 | Main | Kitchen | 16'2 x 12'6 | | | x | Main 4 |
| Finished Floor (Basement): | 0 | Main | Family Room | 15'9 x 13'2 | | | x | Below 4 |
| Finished Floor (Total): | 3,244sq. ft. | Main | Primary Bedroom | 14'8 x 13' | | | x | |
| Unfinished Floor: | 0 | Main | Bedroom | 11'11 x 10'4 | | | x | |
| Grand Total: | 3,244sq. ft. | Main | Bedroom | 10'10 x 10'2 | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Walk-In Closet | 6'2 x 5'8 | | | x | |
| Suite: None | | Below | Recreation Room | 35' x 13' | | | x | |
| Basement: Full | | Below | Games Room | 22'9 x 11'1 | | | x | |
| | | Below | Bedroom | 13'2 x 8' | | | x | |
| | | Below | Nook | 6'11 x 6'10 | | | x | |
| | | Below | Laundry | 9'1 x 7' | | | x | |

| | | | | |
|-------------------------|-----------------------|-------------|---------------------|-------------|
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | Registered in MHR?: | PAD Rental: |
| # of Kitchens: 1 | # of Rooms: 15 | MHR#: | CSA/BCE: | Maint. Fee: |
| ByLaw Restrictions: | | | | |

Listing Broker(s): **Nationwide Realty Corp.**

Cypress Park Estates, updated 4 bedroom home. Spacious open living has chef inspired kitchen with quartz counter tops. Heated floors in the master en-suite & hardwood flooring throughout the home. Three bedrooms on the main level with 1 bedroom below. Lot size is 19,603 sq. ft. featuring a private sports court. School catchment is Rockridge High School & Caulfeild Elementary School. Court ordered Sale.



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Active
R3069336
Board: V
House/Single Family

6080 EAGLERIDGE DRIVE

West Vancouver
Eagleridge
V7W 1W9

Residential Detached

\$2,575,000 (LP)

(SP)



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$2,575,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 1958 |
| Frontage(feet): 127.00 | Bathrooms: 2 | Age: 67 |
| Frontage(metres): 38.71 | Full Baths: 2 | Zoning: RS3 |
| Depth / Size: 91 | Half Baths: 0 | Gross Taxes: \$6,215.05 |
| Lot Area (sq.ft.): 12,260.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.28 | P.I.D.: 010-320-466 | Tax Inc. Utilities?: No |
| Flood Plain: No | Tour: | |
| View: Yes: forest | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

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

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Metal**

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

Total Parking: **4** Covered Parking: **0** Parking Access:
Parking: **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 1, BLOCK E, PLAN VAP7821, DISTRICT LOT 771, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & BLK F**

Amenities: **In Suite Laundry**

Site Influences:
Features:

| | | | | | | | | | |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-------------|------------|-----------|------|
| Finished Floor (Main): | 1,128 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 0 | Main | Living Room | 11'7 x 23'6 | | | x | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 13'2 x 14'4 | | | x | Main | 3 |
| Finished Floor (Below): | 1,658 | Main | Family Room | 15'4 x 16'1 | | | x | Below | 3 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 16' x 16' | | | x | | |
| | | | | x | | | x | | |
| Finished Floor (Total): | 2,786sq. ft. | Below | Primary Bedroom | 15'9 x 12'9 | | | x | | |
| Unfinished Floor: | 0 | Below | Bedroom | 14' x 12' | | | x | | |
| Grand Total: | 2,786sq. ft. | Below | Bedroom | 14' x 11'5 | | | x | | |
| | | Below | Bedroom | 21' x 10' | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Below | Laundry | 9' x 5'8 | | | x | | |
| | | Below | Office | 11'6 x 7'10 | | | x | | |
| Suite: None | | | | x | | | x | | |
| Basement: None | | | | x | | | x | | |
| | | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 1 | # of Rooms: 10 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **RE/MAX City Realty**

Modern post & beam Home, bright and airy, Vaulted ceilings, tastefully updated, Gourmet Kitchen, updated wood windows, numerous skylights, sun deck off the kitchen. Home offers privacy. Steps to Spirit trails, Golf Course, Orchard Restaurant and Gleneagle Elementary. Open house Saturday December 6 from 2 to 4



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Active
R3056725
Board: V
House/Single Family

404 SOMERSET STREET

North Vancouver
Upper Lonsdale
V7N 1G3

Residential Detached

\$3,200,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,499,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1912**
Frontage(feet): **157.00** Bathrooms: **3** Age: **113**
Frontage(metres): **47.85** Full Baths: **1** Zoning: **RS-1**
Depth / Size: Half Baths: **2** Gross Taxes: **\$17,223.49**
Lot Area (sq.ft.): **17,391.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.40** P.I.D.: **012-123-854** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: Panoramic views**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Hot Water, Natural Gas**
Outdoor Area: **Balcony(s), Patio(s)**
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.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 25 AMD, BLOCK 235, PLAN VAP3835, DISTRICT LOT 546, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXPL PL VAP5649 AMD LOT 26 (SEE 237644L)- PID 012-123-838**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features:

| Finished Floor (Main): | 1,644 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|-----------------|---------------|-------|------------|--------------|------------|
| Finished Floor (Above): | 1,847 | Main | Living Room | 32' x 15'11" | Below | Games Room | 15'8 x 15'5" | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 16'1 x 15'9" | Below | Flex Room | 10'3 x 8'4" | Main 2 |
| Finished Floor (Below): | 1,191 | Main | Kitchen | 16' x 14'5" | Below | Mud Room | 16' x 6'3" | Above 4 |
| Finished Floor (Basement): | 0 | Main | Foyer | 23'7 x 8'8" | Below | Storage | 14'6 x 8'7" | Below 2 |
| Finished Floor (Total): | 4,682sq. ft. | Main | Den | 14'6 x 8'10" | Below | Utility | 21'4 x 8'1" | |
| Unfinished Floor: | 0 | Above | Primary Bedroom | 16' x 13'10" | Below | Laundry | 15' x 8'1" | |
| Grand Total: | 4,682sq. ft. | Above | Bedroom | 16'1 x 14' | | | x | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 13'81 x 10'7" | | | x | |
| | | Above | Conservatory | 24'8 x 11'11" | | | x | |
| | | Above | Walk-In Closet | 9'11 x 4'3" | | | x | |
| | | Above | Library | 15'11 x 15'1" | | | x | |
| Suite: | | Below | Recreation Room | 21'2 x 7'6" | | | x | |
| Basement: Full | | Below | Bedroom | 13'7 x 8'11" | | | x | |

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **19**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.**

Historic Estate with Spectacular Views and Endless Potential, Seize a unique opportunity with this one-of-a-kind property—a remarkable 17,000 sqft double lot with sweeping city, mountain, and Lions Gate Bridge views. With two distinct PIDs, the land offers versatile development possibilities, that can preserve and modernize this classic Edwardian masterpiece. This property is a rare find, perfect for builders, developers, and heritage aficionados, offering the chance to reimagine or restore a piece of history in a prime location. Land with such scale, character, and views seldom comes to market—take advantage of this rare gem to build a lasting legacy. All development inquiries to be directed to the CNV. 2 legal lots, 2 PID's 012-123-838 & 012-123-854. One Civic Address.



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Active
R3044330
Board: V
House/Single Family

520 HADDEN DRIVE

West Vancouver
British Properties
V7S 1G7

Residential Detached

\$3,250,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,498,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1999**
Frontage(feet): **130.00** Bathrooms: **5** Age: **26**
Frontage(metres): **39.62** Full Baths: **4** Zoning: **RS3**
Depth / Size: **163** Half Baths: **1** Gross Taxes: **\$14,600.67**
Lot Area (sq.ft.): **21,294.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.49** P.I.D.: **009-678-051** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **No :**
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: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Tile - Concrete**

Reno. Year:
Rain Screen:
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:

Legal: **LOT 28, BLOCK 21, PLAN VAP9353, DISTRICT LOT CE, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

| | | | | | | | | | |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-----------------|--------------|-----------|------|
| Finished Floor (Main): | 1,936 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,856 | Main | Dining Room | 14'10 x 10'9 | Above | Bedroom | 16'11 x 17'0 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 14'10 x 15'9 | Above | Bedroom | 11'5 x 13'0 | Main | 2 |
| Finished Floor (Below): | 1,960 | Main | Kitchen | 18'2 x 19'6 | Below | Games Room | 14'4 x 14'6 | Above | 5 |
| Finished Floor (Basement): | 0 | Main | Eating Area | 14'0 x 10'11 | Below | Recreation Room | 14'5 x 18'0 | Above | 4 |
| Finished Floor (Total): | 5,752sq. ft. | Main | Family Room | 17'11 x 12'10 | Below | Gym | 14'5 x 15'7 | Above | 3 |
| Unfinished Floor: | 0 | Main | Office | 10'9 x 11'5 | Below | Flex Room | 9'10 x 8'6 | Below | 3 |
| Grand Total: | 5,752sq. ft. | Main | Laundry | 8'7 x 12'0 | Below | Bar Room | 14'10 x 7'5 | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Storage | 5'10 x 11'0 | Below | Bedroom | 11'11 x 10'9 | | |
| Suite: | | Main | Foyer | 11'0 x 13'0 | Below | Flex Room | 11'1 x 9'8 | | |
| Basement:Fully Finished | | Above | Primary Bedroom | 15'1 x 19'8 | Below | Storage | 11'3 x 7'4 | | |
| | | Above | Walk-In Closet | 8'2 x 8'4 | Below | Storage | 5'9 x 16'10 | | |
| | | Above | Bedroom | 10'11 x 16'3 | Below | Utility | 8'2 x 9'2 | | |
| | | Above | Bedroom | 13'0 x 11'0 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 1 | # of Rooms: 25 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

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

The Partners Real Estate

Nestled in the desirable Lower BP area, this charming 3-storey home sits on an expansive 20,000+ sqft lot, offering exceptional privacy and peaceful surroundings. A level driveway leads you to a spacious 3-car garage with ample storage. Step inside to a welcoming foyer with an open ceiling design that floods the space with natural light. The well-built home showcases solid craftsmanship throughout. The spacious kitchen features an open-concept layout, seamlessly connecting to generous living and dining areas—perfect for entertaining family and guests. Come have a look!



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Active
R3004138
Board: V
House/Single Family

1151 MILLSTREAM ROAD
West Vancouver
British Properties
V7S 2C8

Residential Detached
\$3,288,000 (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: | | | |
| | | ByLaw Restrictions: | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | | | | | | | | |
| # of Kitchens: 1 | # of Rooms: 19 | | | | | | | | |

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



Presented by:
Doc Livingston PREC*

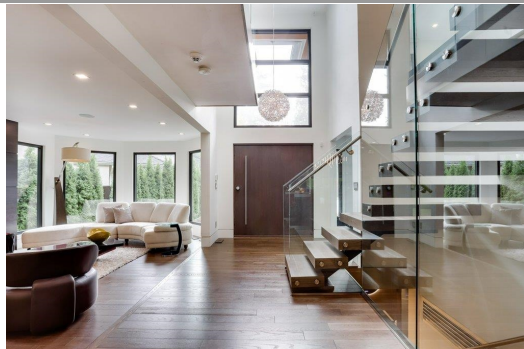
eXp Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3063582
Board: V
House/Single Family

4577 CAPILANO ROAD
North Vancouver
Canyon Heights NV
V7R 4K3

Residential Detached
\$3,467,500 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,650,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**
Frontage(feet): **0.00** Bathrooms: **6** Age: **37**
Frontage(metres): Full Baths: **4** Zoning: **RS3**
Depth / Size: Half Baths: **2** Gross Taxes: **\$12,079.51**
Lot Area (sq.ft.): **8,279.65** Rear Yard Exp: **Southwest** For Tax Year: **2024**
Lot Area (acres): **0.19** P.I.D.: **008-973-644** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
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: **2 Storey w/ Bsmt.**
Construction: **Concrete Frame, Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: **Completely**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Metal**

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **6** Covered Parking: Parking Access: **Front**
Parking: **Open**
Driveway Finish: **Gravel**
Dist. to Public Transit: **130 meters** Dist. to School Bus: **600 meters**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :FORECLOSURE**
Fixtures Rmvd: **No :FORECLOSURE**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT D BLOCK 5 DISTRICT LOT 595 PLAN 21478**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features:

| | | | | | | | | | |
|---------------------------------|-----------------------|--|-----------------|---------------|-------|-----------------|---------------|-----------|------|
| Finished Floor (Main): | 1,522 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,440 | Main | Dining Room | 13'5' x 18'2' | Below | Bar Room | 13'6' x 22' | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Family Room | 15'1' x 23'9' | Below | Recreation Room | 26'4' x 14'5' | Main | 2 |
| Finished Floor (Below): | 1,331 | Main | Foyer | 8'8' x 6'11' | Below | Living Room | 16'9' x 12'8' | Above | 6 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 14'3' x 14'2' | Below | Cold Room | 4'8' x 11'9' | | |
| Finished Floor (Total): | 4,293sq. ft. | Main | Wok Kitchen | 11'2' x 12'6' | Below | Utility | 7' x 5'10' | | |
| Unfinished Floor: | 0 | Main | Living Room | 12'9' x 19' | Below | Laundry | 6'9' x 5'6' | Above | 3 |
| Grand Total: | 4,293sq. ft. | Main | Office | 11'1' x 9'10' | | | x | Below | 2 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 13'2' x 14'6' | | | x | | |
| | | Above | Bedroom | 11'2' x 10'9' | | | x | | |
| | | Above | Bedroom | 13'1' x 9'8' | | | x | Above | 3 |
| | | Above | Laundry | 9'11' x 5'8' | | | x | Below | 3 |
| | | Above | Primary Bedroom | 15'3' x 17'8' | | | x | | |
| | | Above | Walk-In Closet | 8'6' x 8'8' | | | x | | |
| Suite: None | | Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: ByLaw Restrictions: | | | | | | | |
| Basement: Fully Finished | | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | | | | | | | | |
| # of Kitchens: 2 | # of Rooms: 19 | | | | | | | | |

Listing Broker(s): **Keller Williams Ocean Realty**

Exceptionally re-designed home nestled in a quiet cul-de-sac off of Capilano Road, overlooks Capilano River in the serene Canyon Heights neighborhood. Boasting an open floorplan with custom millwork, cabinets & finishings, the main floor offers high end living and dining areas with a chef's delight custom kitchen, separate wok kitchen, office and family room. 4 spacious sun-drenched bedrooms on the top floor. The Primary bedroom, with spa-like ensuite, offers privacy and views of the lush tree-lined Capilano River canyon. Lower floor is an entertainers delight; large serving bar with dance floor, recroom, his & hers bathrooms, & a separate entrance, perfect for hosting private events for up to 80 people. Peaceful and quiet backyard. North Vancouver living at its finest.



Presented by:
Doc Livingston PREC*

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



Active
R3045305
Board: V
House/Single Family

4511 CAPILANO ROAD
North Vancouver
Canyon Heights NV
V7R 4K2

Residential Detached
\$3,514,000 (LP)
(SP)



| | | |
|-------------------------------------|---|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$3,995,000 |
| Meas. Type: Feet | Bedrooms: 4 | Approx. Year Built: 2014 |
| Frontage(feet): 85.00 | Bathrooms: 5 | Age: 11 |
| Frontage(metres): 25.91 | Full Baths: 4 | Zoning: RS3 |
| Depth / Size: 174 | Half Baths: 1 | Gross Taxes: \$13,461.00 |
| Lot Area (sq.ft.): 16,332.00 | Rear Yard Exp: | For Tax Year: 2024 |
| Lot Area (acres): 0.37 | P.I.D.: 008-885-541 | Tax Inc. Utilities?: |
| Flood Plain: | | Tour: |
| View: No : | | |
| Complex/Subdiv: | | |
| First Nation Reserve: | | |
| Services Connected: | Electricity, Natural Gas, Sanitary Sewer | |
| Sewer Type: Community | Water Supply: City/Municipal | |

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

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Other**
Fuel/Heating: **Electric, Forced Air, Hot Water**
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: **8** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish: **Aggregate**
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: **Wall/Wall/Mixed**

Legal: **LOT A, BLOCK 3 & 4, PLAN VAP12483, DISTRICT LOT 595, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| | | | | | | | | | |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-----------------|------------|-----------|------|
| Finished Floor (Main): | 2,494 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,865 | Main | Living Room | 30' x 16' | Bsmt | Recreation Room | 15' x 18' | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 12' x 17'15 | Bsmt | Sauna | 5' x 8' | Main | 3 |
| Finished Floor (Below): | 0 | Main | Family Room | 15' x 16' | Bsmt | Utility | 6'5 x 10'3 | Above | 4 |
| Finished Floor (Basement): | 1,799 | Main | Kitchen | 13'7 x 17'7 | | | x | Above | 3 |
| | | Main | Foyer | 7' x 15'8 | | | x | Bsmt | 2 |
| Finished Floor (Total): | 6,158sq. ft. | Main | Pantry | 6' x 8' | | | x | Bsmt | 3 |
| Unfinished Floor: | 0 | Main | Kitchen | 7'5 x 19' | | | x | | |
| Grand Total: | 6,158sq. ft. | Abv Main 2 | Primary Bedroom | 14'5 x 18'1 | | | x | | |
| | | Abv Main 2 | Bedroom | 12' x 14' | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Abv Main 2 | Bedroom | 10' x 11'2 | | | x | | |
| | | Abv Main 2 | Bedroom | 8'3 x 14'9 | | | x | | |
| Suite: | | Bsmt | Walk-In Closet | 10' x 15'4 | | | x | | |
| Basement:Full | | Bsmt | Family Room | 14'6 x 20'5 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 2 | # of Rooms: 16 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **RA Realty Alliance Inc.**

This exceptionally well-crafted residence sits on a beautifully landscaped 16,332 sq. ft. lot, within close proximity to Edgemont Village and Cleveland Park. Thoughtfully designed with 5 spacious bedrooms and 4 full bathrooms, it showcases refined finishes and a modern aesthetic across 6,158 sq. ft. of living space spread over three levels. The home offers a gourmet French-style kitchen with premium appliances, a secondary open-concept kitchen with a walk-in pantry, radiant heating, German-engineered porcelain flooring, and a high-quality roof. The lower level is tailored for entertaining, featuring a custom wet bar, recreation room, sauna, steam room, and additional walk-in closets. Conveniently located within walking distance to Handsworth Secondary and Canyon Heights Elementary.



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doc@homehuntersbc.com



Active
R3045892
Board: V
House/Single Family

1408 31ST STREET

West Vancouver
Altamont
V7V 4P5

Residential Detached

\$4,788,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,788,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2007**
Frontage(feet): **132.00** Bathrooms: **6** Age: **18**
Frontage(metres): **40.23** Full Baths: **5** Zoning: **RS2**
Depth / Size: Half Baths: **1** Gross Taxes: **\$18,122.53**
Lot Area (sq.ft.): **18,084.00** Rear Yard Exp: **Southwest** For Tax Year: **2024**
Lot Area (acres): **0.42** P.I.D.: **010-305-327** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: BURRARD INLET, NATURE, CITY**
Complex/Subdiv: **Little 31st**
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: **Concrete, Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport & Garage**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT A, BLOCK A, PLAN VAP7885, DISTRICT LOT 556, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Shopping Nearby, Ski Hill Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| | | | | | | | | | |
|----------------------------|----------------|-------------|---------------------|--------------|--------------------|-----------------|--------------|-----------|------|
| Finished Floor (Main): | 2,587 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 1,626 | Main | Foyer | 13'6 x 16'9 | Above | Walk-In Closet | 6'2 x 10'1 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 21'2 x 16'1 | Below | Recreation Room | 25'7 x 14'11 | Main | 6 |
| Finished Floor (Below): | 1,607 | Main | Dining Room | 15'6 x 21'8 | Below | Flex Room | 21'7 x 15'9 | Main | 2 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 16'9 x 12'5 | Below | Utility | 15'6 x 13'0 | Above | 7 |
| Finished Floor (Total): | 5,820sq. ft. | Main | Family Room | 15'2 x 26'1 | Below | Storage | 17'8 x 8'7 | Above | 4 |
| Unfinished Floor: | 0 | Main | Bedroom | 14'1 x 13'2 | Below | Wine Room | 5'5 x 2'0 | Above | 4 |
| Grand Total: | 5,820sq. ft. | Main | Primary Bedroom | 22'0 x 17'9 | | | x | Below | 3 |
| | | Main | Laundry | 8'4 x 8'8 | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Bedroom | 9'11 x 14'8 | | | x | | |
| Suite: | | Above | Bedroom | 12'3 x 12'3 | | | x | | |
| Basement:Partly Finished | | Above | Bedroom | 15'0 x 15'11 | | | x | | |
| | | Above | Primary Bedroom | 15'0 x 18'11 | | | x | | |
| | | Above | Walk-In Closet | 10'8 x 10'7 | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | Registered in MHR?: | | PAD Rental: | | | | |
| # of Kitchens: 1 | # of Rooms: 19 | MHR#: | CSA/BCE: | | Maint. Fee: \$0.00 | | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

Experience coastal luxury in this stunning Altamont estate! Offering over 5,000 Sq. Ft. of refined living on an 18,084 Sq. Ft. lot, this residence features 6 beds and 6 baths. Dramatic ceilings, open-concept design, and walls of glass showcase panoramic views of the Burrard Inlet. Inside, hardwood, tile, granite, and quartz finishes pair with a chef's kitchen outfitted with Sub-Zero, Wolf, LG, and Frigidaire appliances plus Glacier Bay fixtures. Entertain with ease in the theatre room or private space with a second kitchen, then step outdoors to 1,200 Sq. Ft. of terraces, landscaped gardens, and a secluded pool. Complete with a garage, exceptional detailing, and a prime location near West Bay, Rockridge, Mulgrave, Collingwood, beaches, ski hills, and shops, this is West Vancouver living!



Presented by:
Doc Livingston PREC*

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<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R3072374
Board: V
House/Single Family

950 GREENWOOD ROAD

West Vancouver
British Properties
V7S 1X7

Residential Detached

\$5,300,000 (LP)

(SP)



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new, GST/HST inc?: | Original Price: \$5,300,000 |
| Meas. Type: Feet | Bedrooms: 7 | Approx. Year Built: 2017 |
| Frontage(feet): 92.00 | Bathrooms: 7 | Age: 8 |
| Frontage(metres): 28.04 | Full Baths: 5 | Zoning: RS3 |
| Depth / Size: 173 | Half Baths: 2 | Gross Taxes: \$22,306.83 |
| Lot Area (sq.ft.): 17,319.00 | Rear Yard Exp: South | For Tax Year: 2024 |
| Lot Area (acres): 0.40 | P.I.D.: 009-690-689 | Tax Inc. Utilities?: |
| Flood Plain: | Tour: | |
| View: Yes: Ocean and City | | |
| Complex/Subdiv: British Properties | | |
| First Nation Reserve: | | |
| Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

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

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
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: **Hardwood**

Legal: **LOT 4, BLOCK 36, PLAN VAP9302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, CAP EST EXT 1**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| | | | | | | | | | |
|----------------------------|----------------|-------------|-----------------|---------------------|-------|-------------|-------------|-----------|------|
| Finished Floor (Main): | 3,016 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 2,381 | Main | Living Room | 23'10 x 16'6 | Below | Bedroom | 14'8 x 13'6 | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 17'6 x 13'6 | Below | Bedroom | 12'8 x 13'8 | Main | 2 |
| Finished Floor (Below): | 2,493 | Main | Kitchen | 13'6 x 15'0 | | | x | Main | 2 |
| Finished Floor (Basement): | 0 | Main | Eating Area | 10'6 x 12'8 | | | x | Main | 3 |
| Finished Floor (Total): | 7,890sq. ft. | Main | Bedroom | 14'8 x 14'2 | | | x | Above | 6 |
| Unfinished Floor: | 0 | Main | Office | 14'6 x 12'6 | | | x | Above | 3 |
| Grand Total: | 7,890sq. ft. | Main | Foyer | 13'6 x 12'10 | | | x | Below | 3 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Primary Bedroom | 20'2 x 19'6 | | | x | Above | 3 |
| | | Above | Bedroom | 18'0 x 13'8 | | | x | | |
| | | Above | Bedroom | 10'10 x 16'5 | | | x | | |
| | | Above | Bedroom | 14'10 x 14'2 | | | x | | |
| | | Below | Recreation Room | 16'4 x 23'6 | | | x | | |
| Suite: | | Below | Media Room | 17'4 x 13'8 | | | x | | |
| Basement:Fully Finished | | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | Manuf Type: | | Registered in MHR?: | | PAD Rental: | | | |
| # of Kitchens: 1 | # of Rooms: 15 | MHR#: | | CSA/BCE: | | Maint. Fee: | | | |
| ByLaw Restrictions: | | | | | | | | | |

Listing Broker(s): **Sotheby's International Realty Canada**

This 2017 custom built home view home sits on a gorgeous sun drenched 17300 sq/ft south side level lot in the heart of the British Properties. Offering ocean and city views with approximately 8000 sq/ft of gracious living on 3 levels and featuring 7 bedrooms and 7 baths with wonderful open plan perfect for all to enjoy. Lovely floor plan with 9 ft ceilings, UV treated windows, hardwood floors and generous size rooms throughout. The completely level lot is low maintenance with miniature golf area, artificial turf and plenty of room for all to enjoy. This is a prime British Properties Location offering tremendous value!! All showings by appointment.



Presented by:
Doc Livingston PREC*

eXp Realty
Phone: 604-787-7028
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doc@homehuntersbc.com



Active
R3057580
Board: V
House/Single Family

3295 WESTMOUNT ROAD

West Vancouver
Westmount WV
V7V 3G5

Residential Detached

\$5,788,888 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$5,888,888**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **9999**
Frontage(feet): **80.00** Bathrooms: **9** Age: **999**
Frontage(metres): **24.38** Full Baths: **8** Zoning: **RS3**
Depth / Size: Half Baths: **1** Gross Taxes: **\$9,212.29**
Lot Area (sq.ft.): **21,144.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.49** P.I.D.: **009-492-348** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **Yes: Ocean View**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas**
Sewer Type: Water Supply: **City/Municipal**

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

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

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

Total Parking: **4** Covered Parking: **3** Parking Access:
Parking: **Add. Parking Avail., Garage; Triple**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus: **Closse**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 12, BLOCK 10, PLAN VAP10133, PART N1/2, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features:

| | | | | | | | | | |
|----------------------------|----------------|---------------------|-------------|------------|---------------------|-----------------|-------------|-----------|------|
| Finished Floor (Main): | 3,127 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms | |
| Finished Floor (Above): | 2,336 | Bsmt | Games Room | 0' x 0' | Above | Primary Bedroom | 0' x 0' | Floor | #Pcs |
| Finished Floor (AbvMain2): | 0 | Bsmt | Media Room | 0' x 0' | Above | Bedroom | 0' x 0' | Bsmt | 3 |
| Finished Floor (Below): | 0 | Bsmt | Gym | 0' x 0' | Above | Bedroom | 0' x 0' | Bsmt | 3 |
| Finished Floor (Basement): | 2,651 | Bsmt | Sauna | 0' x 0' | Above | Bedroom | 0' x 0' | Bsmt | 3 |
| | | Bsmt | Bedroom | 0' x 0' | Above | Laundry | 0' x 0' | Main | 2 |
| Finished Floor (Total): | 8,114sq. ft. | Bsmt | Bedroom | 0' x 0' | Above | Study | 0' x 0' | Main | 3 |
| Unfinished Floor: | 0 | Main | Living Room | 0' x 0' | | | x | Above | 3 |
| Grand Total: | 8,114sq. ft. | Main | Dining Room | 0' x 0' | | | x | Above | 3 |
| | | Main | Office | 0' x 0' | | | x | Above | 5 |
| Flr Area (Det'd 2nd Res): | sq. ft. | Main | Family Room | 0' x 0' | | | x | Above | 4 |
| | | Main | Kitchen | 0' x 0' | | | x | | |
| Suite: | | Main | Nook | 0' x 0' | | | x | | |
| Basement:Fully Finished | | Main | Wok Kitchen | 0' x 0' | | | x | | |
| | | Manuf Type: | | | Registered in MHR?: | | PAD Rental: | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | MHR#: | | | CSA/BCE: | | Maint. Fee: | | |
| # of Kitchens: 2 | # of Rooms: 19 | ByLaw Restrictions: | | | | | | | |

Listing Broker(s): **Salus Realty Inc**

Court-Ordered Sale! Exceptional value in prestigious West Bay. Over 8,000 SF of contemporary design on a 21,144 SF lot with sweeping ocean views. This unfinished residence offers 6 bedrooms, 9 bathrooms, an elevator, sauna, radiant heat, and marble surfaces ready to be completed to the highest standards. Planned with an infinity pool, theatre room, games room, office, dog run, and triple-car garage and MUCH more. With too many features to list, this is a rare opportunity to personalize a world-class home in one of West Vancouver's premier neighborhoods. Majority completed but builder needed or can be supplied to finish the work. Estimated to take 3 months to complete. Customized options available.



Presented by:
Doc Livingston PREC*

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



Active
R3049690
Board: V
House/Single Family

1065 GROVELAND ROAD

West Vancouver
British Properties
V7S 1Z3

Residential Detached

\$6,998,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$7,498,000**
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 |
| | | Main | Dining Room | 17'0 x 14'7 | Below | Media Room | 18'8 x 21'11 | Above | 3 |
| Finished Floor (Total): | 7,790sq. ft. | Main | Eating Area | 12'10 x 11'9 | Below | Recreation Room | 19'10 x 19'10 | Above | 3 |
| Unfinished Floor: | 0 | Main | Foyer | 13'7 x 12'0 | Below | Games Room | 17'9 x 14'1 | Above | 3 |
| Grand Total: | 7,790sq. ft. | Main | Bedroom | 11'6 x 12'2 | Below | Gym | 19'9 x 14'4 | | |
| | | Main | Walk-In Closet | 15'3 x 14'4 | Below | Bar Room | 14'4 x 8'8 | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | 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 | | |
| Suite: | | Above | Walk-In Closet | 14'6 x 10'10 | Below | Utility | 14'11 x 13'9 | | |
| Basement:Fully Finished | | 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.