



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: **65**
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** View: **No** Tour:
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: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
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	
		Below	Laundry	16'8 x 12'8			x	
		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	

Suite: **None**
Basement: **Full**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **14**

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

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

PLEASE DO NOT WALK ON PROPERTY! Likely was a Lewis Post & Beam. 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
R3069336
Board: V
House/Single Family

6080 EAGLERIDGE DRIVE

West Vancouver
Eagleridge
V7W 1W9

Residential Detached

\$2,199,000 (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: **68**
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: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **No**
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	
Finished Floor (Total):	2,786sq. ft.						x	
Unfinished Floor:	0	Below	Primary Bedroom	15'9 x 12'9			x	
Grand Total:	2,786sq. ft.	Below	Bedroom	14' x 12'			x	
		Below	Bedroom	14' x 11'5			x	
		Below	Bedroom	21' x 10'			x	
		Below	Laundry	9' x 5'8			x	
		Below	Office	11'6 x 7'10			x	
							x	
							x	

Suite: **None**
Basement: **None**

Crawl/Bsmt. Height: _____ # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
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 Sunday March 1 from 1 to 3



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Active
R3080132
Board: V
House/Single Family

4820 HEADLAND DRIVE

West Vancouver
Caulfeild
V7W 2Z3

Residential Detached

\$2,349,000 (LP)

(SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$2,549,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1984**
Frontage(feet): **133.00** Bathrooms: **3** Age: **42**
Frontage(metres): **40.54** Full Baths: **3** Zoning: **SF**
Depth / Size: **95 Irr** Half Baths: **0** Gross Taxes: **\$6,576.58**
Lot Area (sq.ft.): **8,784.00** Rear Yard Exp: _____ For Tax Year: **2024**
Lot Area (acres): **0.20** P.I.D.: **006-979-386** Tax Inc. Utilities?: **No**
Flood Plain: **No** View: **No :** Tour: _____
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** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Wood** Driveway Finish: _____
Foundation: **Concrete Perimeter** Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Renovations: **Completely** Reno. Year: _____ Property Disc.: **No**
of Fireplaces: _____ R.I. Fireplaces: _____ Rain Screen: _____ Fixtures Leased: **No :**
Fireplace Fuel: _____ Metered Water: _____
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: _____ Fixtures Rmvd: **No :**
Outdoor Area: **Patio(s)** Floor Finish: **Hardwood, Tile**

Legal: **LOT 27, BLOCK H, PLAN VAP19636, DISTRICT LOT 890, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Finished Floor (Main):	1,446	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	794	Main	Living Room	15'2 x 20'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	18' x 12'5			x	Main 3
Finished Floor (Below):	0	Main	Dining Room	10'8 x 12'5			x	Above 3
Finished Floor (Basement):	0	Main	Eating Area	8'9 x 12'6			x	Abv Main 2 3
Finished Floor (Total):	2,240sq. ft.	Main	Family Room	21'1 x 13'7			x	
Unfinished Floor:	0	Main	Laundry	9'5 x 6'			x	
Grand Total:	2,240sq. ft.	Above	Primary Bedroom	13'6 x 14'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10' x 11'2			x	
		Above	Bedroom	11'2 x 10'5			x	
							x	
							x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Beautiful Hegler built home in heart of Caulfeild. Updated flooring throughout, sunken family room with access to a spacious patio, and a well appointed kitchen with centre island, ample cabinetry, granite counter tops. Features 3 bedrooms, hardwood flooring, 3 baths. This Home is in immaculate condition. Minutes to Caulfeild Elementary and Caulfeild Village. Showings weekdays from 9AM to 2PM



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Active
R3082760
Board: V
House/Single Family

5532 WESTHAVEN ROAD

West Vancouver
Eagle Harbour
V7W 3E9

Residential Detached

\$2,900,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,900,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1989**
Frontage(feet): **56.00** Bathrooms: **4** Age: **37**
Frontage(metres): **17.07** Full Baths: **4** Zoning: **CD86**
Depth / Size: **168.0** Half Baths: **0** Gross Taxes: **\$15,465.93**
Lot Area (sq.ft.): **13,293.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.31** P.I.D.: **012-643-955** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **Yes: Spectacular Ocean View**
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** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Mixed, Stucco** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Renovations: Reno. Year: Fixtures Leased: **No**
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Rmvd: :
Fireplace Fuel: Metered Water:
Fuel/Heating: **Radiant** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Legal: **LOT 54, PLAN VAP22046, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT E, RP19289 RP19472**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	2,235	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,695	Main	Foyer	9'1 x 6'6	Above	Walk-In Closet	6'3 x 6'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'7 x 13'11	Above	Bedroom	16'2 x 16'2	Main 3
Finished Floor (Below):	0	Main	Living Room	16'4 x 20'1	Above	Bedroom	16'3 x 14'5	Above 5
Finished Floor (Basement):	0	Main	Family Room	24'2 x 14'2	Above	Bedroom	17'6 x 12'2	Above 5
Finished Floor (Total):	4,930sq. ft.	Main	Eating Area	19'6 x 10'8	Above	Walk-In Closet	5'2 x 5'0	Above 4
Unfinished Floor:	0	Main	Kitchen	14'7 x 12'1	Above	Patio	70'4 x 10'8	
Grand Total:	4,930sq. ft.	Main	Den	11'6 x 9'10	Above		8'5 x 3'1	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	18'5 x 8'7			x	
		Above	Primary Bedroom	24'8 x 15'2			x	
		Above	Den	11'6 x 9'10			x	
		Above	Walk-In Closet	6'1 x 7'7			x	
		Above	Walk-In Closet	6'0 x 7'7			x	
		Above	Bedroom	15'8 x 13'1			x	

Suite: Basement: **None**
Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **1** # of Rooms: **20** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Welcome to your private West Vancouver retreat. Located on the prestigious Westhaven Road, this impressive 5,000+ sq ft residence is designed to celebrate space, light, and breathtaking coastal views. Expansive living areas flow effortlessly onto oversized view decks, creating a front row seat to the ocean, sunsets, and ever changing seascape. The home offers five well appointed bedrooms and four ensuites, providing comfort and privacy for both family living and hosting guests. The layout is intuitive and functional, while the finishes reflect a timeless sense of quality and refinement. Rarely does a home combine this level of outlook, lot size, and location in one offering. A remarkable opportunity to secure a distinguished residence in one of West Vancouver's most sought after enclaves.



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Active
R3092194
Board: V
House/Single Family

4577 CAPILANO ROAD

North Vancouver
Canyon Heights NV
V7R 4K3

Residential Detached

\$3,189,800 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,189,800**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1988**
Frontage(feet): **0.00** Bathrooms: **6** Age: **38**
Frontage(metres): Full Baths: **4** Zoning: **RS3**
Depth / Size: Half Baths: **2** Gross Taxes: **\$12,079.51**
Lot Area (sq.ft.): **8,279.61** 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:
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., 3 Storey** Total Parking: **6** Covered Parking: Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Open**
Exterior: **Mixed** Driveway Finish: **Gravel**
Foundation: **Concrete Perimeter** Dist. to Public Transit: **130 meters** Dist. to School Bus: **600 meters**
Renovations: **Completely** Reno. Year: **2021** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :Foreclosure**
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No :Foreclosure**
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing: Floor Finish: **Hardwood, Mixed**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Metal**

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"	Above	Walk-In Closet	8'8" x 8'6"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Family Room	15'1" x 23'9"			x	Main 2
Finished Floor (Below):	1,331	Main	Foyer	8'8" x 6'11"	Below	Bar Room	13'6" x 22'	Above 6
Finished Floor (Basement):	0	Main	Kitchen	14'3" x 14'2"	Below	Recreation Room	26'4" x 14'5"	
Finished Floor (Total):	4,293 sq. ft.	Main	Wok Kitchen	11'2" x 12'6"	Below	Living Room	16'9" x 12'8"	
Unfinished Floor:	0	Main	Living Room	12'9" x 19'	Below	Cold Room	4'8" x 11'9"	Above 3
Grand Total:	4,293 sq. ft.	Main	Office	11'1" x 9'10"	Below	Utility	7' x 5'10"	Below 2
Flr Area (Det'd 2nd Res):	sq. ft.			x	Below	Laundry	6'9" x 5'6"	
Suite: None		Above	Bedroom	13'2" x 14'6"			x	
Basement: Fully Finished, Separate Entry		Above	Bedroom	11'2" x 10'9"			x	Above 3
		Above	Bedroom	13'1" x 9'8"			x	Below 3
		Above	Laundry	9'11" x 5'8"			x	
		Above	Primary Bedroom	15'3" x 17'8"			x	

Crawl/Bsmt. Height: # of Levels: **3** MHR#: Registered in MHR?: PAD Rental:
of Kitchens: **2** # of Rooms: **19** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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.



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Active
R3081059
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: **\$3,200,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1912**
Frontage(feet): **157.00** Bathrooms: **3** Age: **114**
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	Total Parking: 4	Covered Parking: 2	Parking Access: _____
Construction: Frame - Wood	Parking: Garage; Double	_____	
Exterior: Stone, Stucco, Wood	Driveway Finish: _____	Dist. to School Bus: _____	
Foundation: Concrete Perimeter	Dist. to Public Transit: _____	Land Lease Expiry Year: _____	
Renovations: _____	Title to Land: Freehold NonStrata	_____	
# of Fireplaces: 2 R.I. Fireplaces: _____	Property Disc.: No	_____	
Fireplace Fuel: Wood	Fixtures Leased: No	_____	
Fuel/Heating: Hot Water, Natural Gas	Fixtures Rmvd: _____	_____	
Outdoor Area: Balcony(s), Patio(s)	Floor Finish: Mixed	_____	
Type of Roof: Asphalt	_____		

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'	
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'				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'81 x 10'7"				
		Above	Conservatory	24'8 x 11'11"				
		Above	Walk-In Closet	9'11 x 4'3"				
		Above	Library	15'11 x 15'1"				
		Below	Recreation Room	21'2 x 7'6"				
		Below	Bedroom	13'7 x 8'11"				

Suite: _____	Manuf Type: _____	Registered in MHR?: _____	PAD Rental: _____
Basement: Full	MHR#: _____	CSA/BCE: _____	Maint. Fee: _____
Crawl/Bsmt. Height: _____	ByLaw Restrictions: _____	_____	
# of Levels: 3	_____		
# of Kitchens: 1	_____		
# of Rooms: 19	_____		

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.



Presented by:
Doc Livingston PREC*

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Active
R3092275
Board: V
House/Single Family

2338 OTTAWA AVENUE

West Vancouver
Dundarave
V7V 2S9

Residential Detached

\$3,288,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,288,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1951**
Frontage(feet): **70.00** Bathrooms: **2** Age: **75**
Frontage(metres): **21.34** Full Baths: **2** Zoning: **RS 5**
Depth / Size: **152'** Half Baths: **0** Gross Taxes: **\$7,949.58**
Lot Area (sq.ft.): **10,579.00** Rear Yard Exp: **South** For Tax Year: **2024**
Lot Area (acres): **0.24** P.I.D.: **013-532-405** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: Ocean & Pt. Grey**
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** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Carport; Single**
Exterior: **Mixed** Driveway Finish:
Foundation: **Concrete Perimeter, Concrete Slab** Dist. to Public Transit: **close** Dist. to School Bus: **near**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: **No** Fixtures Leased: **No** :
Fireplace Fuel: **Wood** Metered Water: R.I. Plumbing: **No** Fixtures Rmvd: **No** :
Fuel/Heating: **Hot Water, Natural Gas** Floor Finish: **Mixed**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Legal: **LOT 11, BLOCK 1, PLAN VAP2709, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,421	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13'3 x 10'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 10'5			x	Main 3
Finished Floor (Below):	515	Main	Living Room	21'1 x 13'2			x	Below 3
Finished Floor (Basement):	0	Main	Bedroom	11'8 x 11'1			x	
Finished Floor (Total):	1,936sq. ft.	Main	Bedroom	11'1 x 9'2			x	
Unfinished Floor:	0	Main	Bedroom	9'8 x 9'3			x	
Grand Total:	1,936sq. ft.	Main	Bedroom	9'9 x 9'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	7'6 x 6'10			x	
Suite: None		Main	Foyer	8'6 x 4'6			x	
Basement: None		Below	Recreation Room	19'1 x 8'3			x	
		Below	Flex Room	11'4 x 8'11			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal Pacific Lions Gate Realty Ltd.**

Welcome to 2338 Ottawa Avenue. An exceptional opportunity to build your custom dream home on a rare 10,579 sq ft property with an impressive 70 ft frontage. This unusually large lot offers outstanding design flexibility and captures beautiful, SWEEPING SOUTH WESTERLY VIEWS across Burrard Inlet to Point Grey. Situated on one of the BEST BLOCKS IN DUNDARAVE, this property offers quiet, established surroundings and an unparalleled lifestyle. WALKING DISTANCE to top schools, Dundarave Village, shops, the Rec Centre, restaurants and the Seawall, with quick access to Marine Drive and the highway. A rare offering with endless potential: build, hold or rent. Enjoy the walkable seaside lifestyle that makes Dundarave one of West Vancouver's most desirable communities.



Presented by:

Doc Livingston PREC*

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Active
R3096081
Board: V
House/Single Family

1410 MATHERS AVENUE

West Vancouver
Ambleside
V7T 2G7

Residential Detached

\$3,580,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,580,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 2019
Frontage(feet): 50.00	Bathrooms: 6	Age: 7
Frontage(metres): 15.24	Full Baths: 5	Zoning: SFD
Depth / Size: 122	Half Baths: 1	Gross Taxes: \$12,506.07
Lot Area (sq.ft.): 6,038.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.14	P.I.D.: 029-587-671	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: Yes: City & Water		
Complex/Subdiv:		
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: 2	Covered Parking: 2	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Double		
Exterior: Stone, Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Hot Water, Radiant	Floor Finish: Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 2, PLAN EPP49617, DISTRICT LOT 1063, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Security System, Wet Bar**

Finished Floor (Main):	1,374	Floor Type	Dimensions	Floor Type	Dimensions	Bathrooms
Finished Floor (Above):	1,090	Main Foyer	8' x 8'	Below Bedroom	10'9 x 10'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main Living Room	13' x 15'	Below Living Room	14'2 x 11'8	Main 2
Finished Floor (Below):	1,355	Main Dining Room	13' x 10'6	Below Media Room	12'5 x 8'10	Above 5
Finished Floor (Basement):	0	Main Family Room	13' x 14'6	Below Bedroom	12' x 10'8	Above 3
Finished Floor (Total):	3,819 sq. ft.	Main Eating Area	15'1 x 5'		x	Above 4
Unfinished Floor:	0	Main Kitchen	15'1 x 9'6		x	Below 4
Grand Total:	3,819 sq. ft.	Main Wok Kitchen	5'4 x 12'		x	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main Bedroom	11'9 x 10'10		x	
Suite:		Above Primary Bedroom	13'2 x 12'11		x	
Basement: Fully Finished		Above Walk-In Closet	13' x 6'7		x	
		Above Bedroom	11'10 x 10'11		x	
		Above Bedroom	11'8 x 11'4		x	
		Below Recreation Room	15'7 x 14'2		x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **17**

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

Listing Broker(s): **Stilhavn Real Estate Services**

COURT ORDERED SALE! This exceptional 3 level home delivers 3,819 sq ft of refined living space with sweeping ocean and city views. Offering 6 bedrooms and 6 bathrooms, the residence blends sophisticated design with premium finishes. The main floor showcases a spacious open concept design where the chef's kitchen and wok kitchen connect effortlessly to the dining and living areas, perfect for hosting or comfortable family living. Downstairs, the walk-out basement features a generous recreation area, direct access to a bright, fully fenced backyard, an extra bedroom, and a private one-bedroom suite ideal for guests. Complete with a double garage and a location just moments from Ambleside's shops, beaches, and amenities, this home is a standout opportunity.



Presented by:

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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**

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:

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**

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**
of Kitchens: **1** # of Rooms: **21**

Manuf Type: Registered in MHR?: PAD Rental:
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.



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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: 19
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	Total Parking: 6	Covered Parking: 2	Parking Access: Front
Construction: Concrete, Frame - Wood	Parking: Carport & Garage		
Exterior: Mixed	Driveway Finish: Concrete		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: 1 BLOCK	
Renovations:	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 3	Property Disc.: No		
R.I. Fireplaces:	Fixtures Leased: No		
Fireplace Fuel: Natural Gas	Fixtures Rmvd: :		
Fuel/Heating: Forced Air, Natural Gas, Radiant	Floor Finish: Hardwood, Tile, Carpet		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

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**

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				Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	8'4 x 8'8				
Suite:		Above	Bedroom	9'11 x 14'8				
Basement: Partly Finished		Above	Bedroom	12'3 x 12'3				
		Above	Bedroom	15'0 x 15'11				
		Above	Primary Bedroom	15'0 x 18'11				
		Above	Walk-In Closet	10'8 x 10'7				

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!



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Active
R3072374
Board: V
House/Single Family

950 GREENWOOD ROAD

West Vancouver
British Properties
V7S 1X7

Residential Detached

\$4,790,000 (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: **9**
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.** Total Parking: **4** Covered Parking: **2** Parking Access: **Rear**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Fibre Cement Board** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: **3** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No** :
Fuel/Heating: **Natural Gas** R.I. Plumbing: Floor Finish: **Hardwood**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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
Suite:		Above	Bedroom	18'0 x 13'8			x	
Basement: Fully Finished		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	
		Below	Media Room	17'4 x 13'8			x	

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**

HUGE OPPORTUNITY! COURT ORDERED SALE. This 2017 custom built home sits on a gorgeous sun drenched 17300 sq/ft south side level lot in the heart of the British Properties. Offering gentle 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.



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Doc Livingston PREC*

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Active
R3079677

Board: V
House/Single Family

1065 GROVELAND ROAD

West Vancouver
British Properties
V7S 1Z3

Residential Detached

\$6,798,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,798,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2016**
Frontage(feet): **149.86** Bathrooms: **6** Age: **10**
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**
of Kitchens: **2** # of Rooms: **26**
Manuf Type: Registered in MHR?: PAD Rental:
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.