



Presented by:  
**Mylyne Santos PREC\***

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**Active**  
**R2312884**  
 Board: V  
 House/Single Family

**2050 RUSSET WAY**  
 West Vancouver  
 Queens  
 V7V 3B4

Residential Detached  
**\$2,180,000 (LP)**  
 (SP)



Sold Date: Frontage (feet): **99.08** Original Price: **\$2,280,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1960**  
 Depth / Size: Bathrooms: **3** Age: **58**  
 Lot Area (sq.ft.): **13,476.00** Full Baths: **3** Zoning: **SFD**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$7,115.64**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-476-865**  
 Tour: **Virtual Tour URL**

View: **Yes: ENGLISH BAY , DOWNTOWN**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carpport; Multiple**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **PL VAP 9780 LT 51 BLK 16 DL 783 LD 36 GROUP 1**

Amenities: **Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby**  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'3 x 6'5	Above	Bedroom	12'7 x 8'1			x
Main	Recreation	17'8 x 11'	Above	Master Bedroom	19'3 x 17'			x
Main	Bedroom	11'7 x 10'9						x
Main	Bedroom	17'7 x 11'1						x
Main	Storage	10'4 x 7'7						x
Above	Family Room	15'8 x 11'6						x
Above	Living Room	16'9 x 14'						x
Above	Kitchen	10'9 x 9'3						x
Above	Dining Room	11'7 x 10'9						x
Above	Eating Area	10'9 x 7'7						x

Finished Floor (Main):	<b>1,176</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,605</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>None</b>	3	<b>Above</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,781 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	5				Door Height:
Grand Total:	<b>2,781 sq. ft.</b>	Basement:	<b>None</b>	6				
				7				
				8				

Listing Broker(s): **Prompton Real Estate Serv.Inc.**

**Engel & Volkers Vancouver**

**Welcome to 2050 Russet Way, the opportunities that this home offers are endless. Restore the 60's post and beam all while capturing phenomenal vistas from Mount Baker to the Gulf Islands. Or, Enjoy the expansive lot and craft your dream home perched up the hill allowing for views from all levels. COURT ORDERED SALE. Do not walk the property, all viewings are to be via scheduled appointment.**



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**Active** **R2310762** **1449 SANDHURST PLACE** Residential Detached  
 Board: V West Vancouver **\$3,998,000 (LP)**  
 House with Acreage Chartwell V7S 2P4 (SP)



Sold Date: Frontage (feet): Original Price: **\$5,098,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1974**  
 Depth / Size: Bathrooms: **0** Age: **44**  
 Lot Area (sq.ft.): **19,025.00** Full Baths: **0** Zoning: **SFD**  
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$12,214.12**  
 Rear Yard Exp: For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **008-870-110**  
 Tour:

View: **Yes: City & Water Views**  
 Complex / Subdiv: **Chartwell**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Mixed, Wood** Dist. to Public Transit: **2 blocks** Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: Reno. Year: R.I. Plumbing: R.I. Fireplaces:  
 Renovations: # of Fireplaces: **2** Property Disc.: **Yes**  
 Fireplace Fuel: **Wood** PAD Rental:  
 Water Supply: **City/Municipal** Fixtures Leased: **No**  
 Fuel/Heating: **Electric, Natural Gas** Fixtures Rmvd: **No**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish: **Mixed**  
 Type of Roof: **Wood**

Legal: **PL VAP12621 LT 36 BLK 50 LD 36. DISTRICT LOT CE #12, GROUP 1.**

Amenities: **Garden, Pool; Indoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Kitchen	14' x 11'	Main	Bedroom	13' x 12'			x
Above	Living Room	26' x 16'	Main	Foyer	19' x 11'			x
Above	Dining Room	15' x 12'	Main	Games Room	26' x 12'			x
Above	Nook	11' x 9'	Main	Laundry	10' x 8'			x
Above	Master Bedroom	14' x 13'	Below	Recreation	23' x 10'			x
Above	Den	18' x 14'	Below	Sauna	9' x 6'			x
Above	Storage	21' x 8'	Below	Wok Kitchen	13' x 10'			x
Above	Walk-In Closet	9' x 6'	Below	Other	50' x 27'			x
Main	Bedroom	13' x 12'						x
Main	Bedroom	14' x 12'						x

Finished Floor (Main): <b>1,600</b>	# of Rooms: <b>18</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,800</b>	# of Kitchens: <b>2</b>	1				Barn:
Finished Floor (Below): <b>1,800</b>	# of Levels: <b>3</b>	2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite:	3				Pool:
Finished Floor (Total): <b>5,200 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: <b>0</b>	5				Door Height:
	Basement: <b>Full</b>	6				
Unfinished Floor: <b>0</b>	Beds not in Basement: <b>4</b>	7				
Grand Total: <b>5,200 sq. ft.</b>		8				

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

**Welcome to 1449 Sandhurst Place, one of the most sought after streets in West Vancouver. This huge 19,025sqft VIEW lot is awaiting your dream home building plans. This lot boasts incredible City & Water VIEWS & with a little landscaping the VIEWS could be even better. The lot also benefits from being at the end of a cul-de-sac, so it's extremely private & quiet. This is an incredible opportunity to build your own private mansion. Multiple neighboring homes have sold in the \$7M - \$15M range, so now is your opportunity to live in this prestigious neighborhood. \*Please note, this is a court ordered sale\*. Open House Sunday Nov 18th 2pm - 4pm.**



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**Active**  
**R2318126**  
Board: V  
House/Single Family

**1370 OTTABURN ROAD**

West Vancouver  
British Properties  
V7S 2K1

Residential Detached

**\$4,188,000** (LP)

(SP)



Sold Date: Frontage (feet): **31.44** Original Price: **\$4,398,000**  
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2015**  
Depth / Size: **207 IRR** Bathrooms: **8** Age: **3**  
Lot Area (sq.ft.): **16,245.00** Full Baths: **7** Zoning: **RS3**  
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$10,134.67**  
Rear Yard Exp: **South** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-975-762**  
Tour: **Virtual Tour URL**

View: **Yes: Water and City**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Glass, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: Reno. Year:  
# of Fireplaces: **3** R.I. Plumbing:  
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas, Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Tar & Gravel**

Total Parking: **19** Covered Parking: **3** Parking Access: **Front**  
Parking: **Garage; Triple**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 1 DISTRICT LOT 1093 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP41588**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **Air Conditioning, Security System, Vacuum Blt. In, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	17'2 x 13'3	Above	Dressing Room	10'2 x 8'8	Below	Bedroom	18'7 x 12'9
Main	Living Room	22'7 x 15'11	Above	Bedroom	14'3 x 14'3	Below	Walk-In Closet	6'3 x 5'7
Main	Dining Room	15'8 x 13'2	Above	Walk-In Closet	5'10 x 4'7	Below	Bedroom	22' x 13'2
Main	Family Room	20' x 14'	Above	Bedroom	12'10 x 12'1	Below	Walk-In Closet	5'3 x 4'11
Main	Kitchen	21'4 x 9'5	Above	Bedroom	11'8 x 11'2	Below	Flex Room	12'4 x 8'7
Main	Eating Area	19'5 x 8'10	Below	Gym	19'10 x 14'3	Below	Laundry	10'5 x 5'2
Main	Office	14'3 x 10'	Below	Recreation	18' x 11'	Below	Other	10' x 8'4
Main	Laundry	19' x 7'2	Below	Kitchen	10' x 6'			x
Above	Master Bedroom	19'5 x 17'6	Below	Eating Area	10'11 x 10'			
Above	Walk-In Closet	11'7 x 10'8	Below	Games Room	29'9 x 20'4			

Finished Floor (Main):	<b>2,411</b>	# of Rooms:	<b>27</b>	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,184</b>	# of Kitchens:	<b>2</b>		2	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>3,185</b>	# of Levels:	<b>3</b>		3	Above	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:			4	Above	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>7,780 sq. ft.</b>	Crawl/Bsmt. Height:			5	Above	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>0</b>	Beds not in Basement:	<b>6</b>	Below	<b>3</b>	<b>Yes</b>	Door Height:
Grand Total:	<b>7,780 sq. ft.</b>	Basement:	<b>Full, Fully Finished, Separate Entry</b>		6	Below	<b>3</b>	<b>Yes</b>	
					7	Below	<b>3</b>	<b>Yes</b>	
					8	Below	<b>3</b>	<b>No</b>	

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

**Absolutely stunning quality home (7,780 sq ft) designed by ROMMEL and built by one of Vancouver's finest builders-GD Nielson. 16,245 sq. ft. lot situated at the end of a cul-de-sac for maximum privacy. South facing decks for sun all year long. The moment you drive up to this magnificent home you can feel the estate like setting with almost 8,000 sq. ft. of level driveway with Italian tile. No expense spared in this 6 bedroom, 8 bathroom home on 3 levels. Beautiful walnut flooring thru-out along with all the extras you can imagine. Air-conditioning, Radiant heat, Lutron lighting, triple glazed windows, 3 gas fireplaces, automatic front gate, Creston motorized shades, triple car heated garage, fully sound insulated media room, central vacuum plus hide-a-hose and many, many other features.**