



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2471616
Board: V
House/Single Family

107 GLENMORE DRIVE
West Vancouver
Glenmore
V7S 1A9

Residential Detached
\$1,879,000 (LP)
(SP)



Sold Date: Frontage (feet): **134.00** Original Price: **\$1,998,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1955**
 Depth / Size: **132** Bathrooms: **3** Age: **65**
 Lot Area (sq.ft.): **12,943.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,578.74**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **004-709-632**
 Tour:

View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

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

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

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **LOT 2, BLOCK C, PLAN VAP9088, DISTRICT LOT 603, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 1, & DL 604 & 806**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Below	Laundry	10' x 6'			x
Main	Dining Room	11'9 x 10'9			x			x
Main	Kitchen	12' x 9'			x			x
Main	Nook	12' x 12'			x			x
Main	Master Bedroom	14' x 11'			x			x
Main	Bedroom	12'6 x 10'7			x			x
Main	Den	11'6 x 9'6			x			x
Below	Bedroom	15' x 10'6			x			x
Below	Flex Room	7'6 x 7'2			x			x
Below	Media Room	19' x 10'8			x			x

Finished Floor (Main):	1,442	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below):	1,057	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Below	4	No	Pool:
Finished Floor (Total):	2,499 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,499 sq. ft.	Basement: Part	6				
		Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Argus Estates (1983) Ltd.**

Court ordered sale. Desirable Glenmore home on a 12,943 sq ft lot. Main floor features: bright oak kitchen with granite countertops & eating nook with french doors leading to private sundeck, living room has a wood burning fireplace, large master bdrm w/3 pce ensuite, 2nd bdrm, den, 4 pce bath. Downstairs: large media room w/wood F/P & patio doors to the inground swimming pool, large 1 bedroom, 4 pce bthrm, laundry & flex room. Mountain views. Peaceful setting with Glenmore Park just steps away & a short walking distance to Collingwood School.



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active **R2433318** **1055 ELVEDEN ROW** Residential Detached
 Board: V West Vancouver **\$2,299,000** (LP)
 House/Single Family British Properties V7S 1Y7 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,548,800**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1967**
 Depth / Size: **0.00** Bathrooms: **5** Age: **53**
 Lot Area (sq.ft.): **17,850.00** Full Baths: **5** Zoning: **RS3**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,647.14**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-691-171**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv: **British Properties**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **No**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **Yes: Foreclosure**
 Fixtures Rmvd: **Yes: Foreclosure**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP9302 LT 46 BLK 36 DL CE #1 LD 36. GROUP 1.**

Amenities: **None**

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'4 x 5'4	Above	Walk-In Closet	12' x 5'	Below	Recreation	20'5x 14'9
Main	Living Room	21'8 x 17'11	Above	Walk-In Closet	10'2 x 7'1	Below	Bedroom	10'8x 9'5
Main	Living Room	15'2 x 10'6	Above	Bedroom	13'8 x 10'7	Below	Utility	9'11x 6'5
Main	Dining Room	16'1 x 13'1	Above	Bedroom	12' x 10'6	Below	Kitchen	13'7x 9'2
Main	Kitchen	15'6 x 10'5	Above	Bedroom	12' x 11'8	Below	Storage	10'4x 6'3
Main	Wok Kitchen	10' x 14'11	Above	Bedroom	10'5 x 10'2	Below	Gym	20'10x 9'8
Main	Eating Area	9'10 x 9'8	Above	Walk-In Closet	4'11 x 3'11			x
Main	Family Room	18' x 15'10	Above	Other	6' x 6'			x
Main	Other	6' x 6'	Above	Other	6' x 6'			x
Above	Master Bedroom	16'10 x 15'6	Above	Other	6' x 6'			x

Finished Floor (Main):	1,741	# of Rooms:	26	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,474	# of Kitchens:	3	1	Main	3	No	Barn:
Finished Floor (Below):	1,230	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	3	Yes	Pool:
Finished Floor (Total):	4,445 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Below	3	Yes	Grg Dr Ht:
Grand Total:	4,445 sq. ft.	Basement:	Fully Finished	6				
				7				
				8				

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

Foreclosure Property. Private location. This 4445 sq. ft. British Properties Home. Laser Measured & Virtual & Drone Toured. 6 Bedrooms & 5 Bathrooms and is located on a 17,850 sq. ft. lot. Golf course, shopping, recreation & skiing all nearby. Showings Available Anytime. Tks. Court procedures available on request. Very Easy. 10 Days Possible to complete in Court after Subject Removal.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231



micky@therealtorwithsoul.com

Active
R2492341
 Board: V
 House/Single Family

3670 MCKECHNIE AVENUE
 West Vancouver
 West Bay
 V7V 2M6

Residential Detached
\$3,150,000 (LP)
 (SP)



Sold Date: Frontage (feet): **160.00** Original Price: **\$3,150,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1960**
 Depth / Size: Bathrooms: **4** Age: **60**
 Lot Area (sq.ft.): **13,417.00** Full Baths: **3** Zoning: **SF**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,191.98**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-431-983**
 Tour:
 View: **Yes: Ocean View**
 Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Legal: **LOT A, BLOCK 22, PLAN VAP10479, DISTRICT LOT 558, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Private Setting**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'2 x 8'7	Above	Master Bedroom	19'7 x 12'6			x
Main	Living Room	16'7 x 14'6	Below	Recreation	19'8 x 12'3			x
Main	Dining Room	13'11 x 12'7	Below	Bedroom	11'8 x 11'2			x
Main	Family Room	11'9 x 8'6	Below	Laundry	15'10 x 12'1			x
Main	Kitchen	13'7 x 10'9	Below	Mud Room	5'10 x 5'5			x
Main	Eating Area	10'3 x 10'2	Below	Office	20'10 x 14'7			x
Main	Nook	7'10 x 4'10	Below	Storage	11'10 x 7'5			x
Main	Bedroom	13'4 x 10'5						x
Main	Bedroom	13'11 x 9'10						x
Above	Loft	11'8 x 9'3						x

Finished Floor (Main):	2,022	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	706	# of Kitchens:	1	1	Main	5	No	Barn:
Finished Floor (Below):	1,674	# of Levels:	3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	5	Yes	Pool:
Finished Floor (Total):	4,402 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Grg Dr Ht:
Grand Total:	4,402 sq. ft.	Basement: Full		6				
				7				
				8				

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

Beautiful views from this lovely 4400 sq ft 4 bedroom, 4 bath family home situated in one of the most desirable West Vancouver neighbourhoods, West Bay. Very nicely renovated featuring vaulted ceilings, open plan living and wonderful outdoor spaces to enjoy the private surroundings. A quiet kid friendly safe setting of English country style meandering lanes. This is a great opportunity. This is a Court Ordered Sale.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231



micky@therealtorwithsoul.com

Active
R2483952
 Board: V
 House/Single Family

4791 WESTWOOD PLACE

West Vancouver
 Cypress Park Estates
 V7S 3C1

Residential Detached

\$3,199,000 (LP)

(SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$3,199,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**
 Depth / Size: **221/55.73** Bathrooms: **5** Age: **32**
 Lot Area (sq.ft.): **16,157.00** Full Baths: **4** Zoning: **SFD**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$8,429.14**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2020**
 If new, GST/HST inc?: Tax Inc. Utilities?:
 P.I.D.: **005-287-278**
 Tour:
 View: **Yes: Ocean Views**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 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: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 7, BLOCK 3, PLAN VAP21001, DISTRICT LOT 773, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

Site Influences: **Cul-de-Sac, Shopping Nearby, Ski Hill Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'6 x 7'5	Above	Bedroom	11'2 x 10'10			x
Main	Dining Room	13'7 x 10'3	Above	Bedroom	11'2 x 11'1			x
Main	Eating Area	8'4 x 7'8	Above	Bedroom	10'11 x 10'11			x
Main	Living Room	17'6 x 15'7	Below	Bedroom	15'7 x 14'11			x
Main	Family Room	16'2 x 16'7	Below	Games Room	15'4 x 11'3			x
Main	Office	11'9 x 9'1	Below	Recreation	31'2 x 13'4			x
Main	Laundry	10'4 x 8'1	Below	Gym	11'10 x 11'5			x
Main	Foyer	6'9 x 6'7	Below	Storage	12'5 x 8'6			x
Above	Master Bedroom	16'2 x 15'3			x			x
Main	Walk-In Closet	11'8 x 6'3			x			x

Finished Floor (Main):	1,545	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,351	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	1,470	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	3	Yes	Pool:
Finished Floor (Total):	4,366 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5	Below	3	No	Grg Dr Ht:
Grand Total:	4,366 sq. ft.	Basement: None		6				
				7				
				8				

Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

This fabulous Cypress Park Estates home offers absolutely stunning ocean views and mesmerizing sunsets. Offering 5 bedrooms and 5 baths this wonderful home features numerous high-end finishes including, large kitchen, eating area and family room, beautiful engineered wood flooring and rec room with wet bar. Private terrace with sensational swimming pool and Jacuzzi tub. Situated on a private 16,000 square foot plus property on a cul-de sac. Close to the Caulfeild Shopping Centre and access to the highway. This is a Court Ordered Sale.



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231



micky@therealtorwithsoul.com

Active
R2430162
 Board: V
 House/Single Family

5132 ALDERFEILD PLACE

West Vancouver
 Upper Caulfeild
 V7W 2W7

Residential Detached

\$3,288,000 (LP)

(SP)



Sold Date: Frontage (feet): **73.00** Original Price: **\$3,288,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**
 Depth / Size: **175** Bathrooms: **3** Age: **40**
 Lot Area (sq.ft.): **10,365.00** Full Baths: **3** Zoning: **RS-10**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,192.05**
 Rear Yard Exp: Council Apprv?: For Tax Year: **2019**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 P.I.D.: **007-239-220**
 Tour:
 View: **Yes: SPECTACULAR CITY AND OCEAN**
 Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type:

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

Total Parking: Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 32, BLOCK 4, PLAN VAP17968, DISTRICT LOT 885, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'4 x 14'11			x			x
Main	Kitchen	13' x 10'4			x			x
Main	Dining Room	17'2 x 11'2			x			x
Main	Family Room	19'1 x 13'10			x			x
Main	Foyer	14'9 x 11'11			x			x
Main	Master Bedroom	14'11 x 12'10			x			x
Main	Walk-In Closet	8'2 x 6'2			x			x
Main	Bedroom	10'11 x 10'			x			x
Main	Bedroom	12'11 x 11'6			x			x
Main	Bedroom	11'5 x 10'9			x			x

Finished Floor (Main):	1,495	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,116	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	2,611 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,611 sq. ft.	Basement: None	6				
			7				
			8				

Listing Broker(s): **Jovi Realty (Richmond) Inc.**

Immaculate 2 sty detached offers a dramatic entry with huge skylights and stone walls, nestled at the end of a quiet cul-de-sac. Commanding second to none with jaw dropping city and ocean views spanning from Mount Baker to the Gulf Islands. Enjoy this brilliant residence with its fantastic open floor plan that opens out to a huge south facing entertainment sundeck facing the incredible views. The pride of ownership will immediately capture the eye as this property is immaculate in every way. One of the excellent investment property not to be missed ! Or custom develop your very own dreamed home on this exclusive property. Just steps to Rockridge High School, Caulfeild Village, and recreational amenities - walking trails, parks, tennis, shopping. This gorgeous property must not be missed!



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231



micky@therealtorwithsoul.com

Active
R2436087
 Board: V
 House/Single Family

1482 CHIPPENDALE ROAD

West Vancouver
 Canterbury WV
 V7S 3G6

Residential Detached

\$4,598,000 (LP)

(SP)



Sold Date: Frontage (feet): **73.00** Original Price: **\$4,180,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1997**
 Depth / Size: Bathrooms: **6** Age: **23**
 Lot Area (sq.ft.): **12,238.00** Full Baths: **4** Zoning: **SFD**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$24,336.19**
 Rear Yard Exp: **South** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **017-731-593**
 Tour:

View: **Yes: Ocean & City**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 20, PLAN LMP3868, DISTRICT LOT 1103, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Ski Hill Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 12'	Main	Bedroom	14' x 11'			x
Main	Eating Area	12' x 10'	Main	Bedroom	14' x 12'			x
Main	Family Room	17' x 13'	Below	Bedroom	14' x 13'			x
Main	Dining Room	16' x 16'	Below	Bedroom	14' x 11'			x
Main	Living Room	19' x 18'	Below	Recreation	23' x 20'			x
Main	Den	12' x 12'	Below	Storage	15' x 7'			x
Main	Master Bedroom	19' x 15'						x
Main	Walk-In Closet	10' x 7'						x
Main	Den	17' x 11'						x
Main	Flex Room	11' x 9'						x

Finished Floor (Main): **2,122**
 Finished Floor (Above): **1,724**
 Finished Floor (Below): **2,122**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **5,968 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **5,968 sq. ft.**

of Rooms: **16**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **5**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	2	No
3	Above	7	Yes
4	Above	3	Yes
5	Above	3	Yes
6	Below	5	Yes
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **Engel & Volkers Vancouver**

Ideally situated in the prestigious area of Canterbury, this perfect ~6,000 sq/ft family home boasts panoramic ocean, downtown Vancouver and Stanley park views. Large living and dining areas connect to the massive chef's kitchen, eating area and family room with expanded outdoor living due to huge patios. Relax in your incredibly large master bedroom with attached den, master en-suite and absolutely stunning southern views. Two more large bedrooms up, both with en-suites. Downstairs includes two sizeable bedrooms and gigantic recreation room that walks out into the flat, grassy backyard. Other features include: A/C, 3 car garage & tons of storage. Minutes to recreation, shopping, parks, trails, top public and private schools.



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2480416

Board: V
House/Single Family

3151 BENBOW ROAD

West Vancouver
Westmount WV
V7V 3E1

Residential Detached

\$5,888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	85.00	Original Price: \$5,888,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2018
Depth / Size: 177	Bathrooms:	6	Age: 2
Lot Area (sq.ft.): 15,531.00	Full Baths:	5	Zoning: RS3
Flood Plain: No	Half Baths:	1	Gross Taxes: \$16,010.46
Rear Yard Exp: North	Council Apprv?:		For Tax Year: 2019
If new, GST/HST inc?: No			Tax Inc. Utilities?:
			P.I.D.: 009-492-208
			Tour: Virtual Tour URL

View: **Yes: Spectacular Ocean Views**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Metal, Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **7**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

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

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

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: **Hardwood, Mixed, Tile**

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

Amenities: **Air Cond./Central, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub**

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

Features: **Air Conditioning, Dishwasher, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Microwave, Oven - Built In, Range Top, Refrigerator, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 17'8	Above	Walk-In Closet	10'3 x 9'9	Below	Laundry	7'10x 7'5
Main	Dining Room	19'2 x 16'3	Above	Bedroom	17'11 x 10'3	Below	Utility	11'x 7'8
Main	Kitchen	13'4 x 15'8	Above	Bedroom	14'9 x 12'5	Below	Sauna	15'1x 6'
Main	Eating Area	14'1 x 6'4	Above	Bedroom	15' x 12'3	Below	Flex Room	18'7x 10'3
Main	Wok Kitchen	10'1 x 7'10	Above	Laundry	7'3 x 5'11	Below	Wine Room	6'9x 4'5
Main	Family Room	22'4 x 16'3	Below	Bedroom	17'7 x 15'3			x
Main	Office	12'5 x 10'1	Below	Games Room	18'7 x 16'9			x
Main	Mud Room	10'1 x 6'1	Below	Recreation	18' x 11'5			x
Main	Foyer	21'11 x 10'7	Below	Bar Room	11'5 x 11'3			x
Above	Master Bedroom	18'4 x 16'2	Below	Media Room	23'10 x 12'8			x

Finished Floor (Main): **2,880**
Finished Floor (Above): **1,885**
Finished Floor (Below): **2,347**
Finished Floor (Basement): **0**
Finished Floor (Total): **7,112 sq. ft.**

Unfinished Floor: **0**
Grand Total: **7,112 sq. ft.**

of Rooms: **25**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	Yes
4	Above	4	Yes
5	Above	3	Yes
6	Below	4	Yes
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **23'3 x**
Grg Dr Ht:

Listing Broker(s): **Royal LePage Sussex**

COURT ORDERED SALE-Contemporary residence with stunning views suited for the Professional who loves to entertain & impress. From the moment you step into the impressive foyer with its 18' ceilings & marble walls you'll appreciate the open floor plan & the gorgeous vistas, infinity pool, hot tub & nearly 2,000 sq ft of outdoor entertaining space complete with 2 firepits & a covered BBQ area (with skylights!). The builder has spared no expense on finishings. High end 'Martini' Italian kitchens, Barausse Spa doors, oak floors, matte brass fixtures, extensive use of marble & stone, an illuminated entertainers bar with 4 TV screens, a fully equipped theatre & Control 4 automation. Located across from the tennis courts of Benbow Park & a quick walk to Westbay Elementary IB.