



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

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**Active**  
**R2525901**  
 Board: V  
 House/Single Family

**3670 MCKECHNIE AVENUE**  
 West Vancouver  
 West Bay  
 V7V 2M6

Residential Detached  
**\$2,795,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$2,895,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1960**  
 Depth / Size: Bathrooms: **4** Age: **61**  
 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?: **No** P.I.D.: **003-431-983**  
 Tour: **Virtual Tour URL**

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: **Metal**

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

Metered Water:

Total Parking: **4** Covered Parking: **2** Parking Access:  
 Parking: **Carport; Multiple**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Wall/Wall/Mixed**

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

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

**This custom built house is a hidden gem right beside the McKechnie Park. Situated at a very private road, this three story house has eye level ocean views. The house has been renovated partially with metal roof, newer furnace (2006), newer tankless water heater, newer hard wood floor and more. It shows better inside. Two side by side bedrooms on the main and the master suite on the top floor. There are several patios and balconies accessible from all floors. The scenery of botanical and ocean from main and top floor adds up the value. Bonus office/work/hobby room located at the ground floor for your extra needs. This house needs a bit TLC but in a very good shape in general.**



Presented by:  
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**Active**  
**R2528473**  
 Board: V  
 House/Single Family

## 4791 WESTWOOD PLACE

West Vancouver  
 Cypress Park Estates  
 V7S 3C1

Residential Detached

**\$2,895,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$2,895,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1988</b>
Depth / Size: <b>221/55.73</b>	Bathrooms:	<b>5</b>	Age: <b>33</b>
Lot Area (sq.ft.): <b>16,157.00</b>	Full Baths:	<b>4</b>	Zoning: <b>SFD</b>
Flood Plain:	Half Baths:	<b>1</b>	Gross Taxes: <b>\$8,429.14</b>
Rear Yard Exp:			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>005-287-278</b>
			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):	<b>1,545</b>	# of Rooms: <b>18</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,351</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,470</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,366 sq. ft.</b>	Crawl/Bsmt. Height:	4	<b>Above</b>	<b>3</b>	<b>No</b>	Garage Sz:
		Beds in Basement: <b>0</b>	5	<b>Below</b>	<b>3</b>	<b>No</b>	Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>	6				
Grand Total:	<b>4,366 sq. ft.</b>		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. Please do not walk the property.**



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**Active**  
**R2530868**  
 Board: V  
 House/Single Family

**1133 MILLSTREAM ROAD**  
 West Vancouver  
 British Properties  
 V7S 2C8

Residential Detached  
**\$3,888,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$3,888,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2020**  
 Depth / Size: Bathrooms: **7** Age: **1**  
 Lot Area (sq.ft.): **17,777.00** Full Baths: **4** Zoning: **RS3**  
 Flood Plain: **No** Half Baths: **3** Gross Taxes: **\$5,890.73**  
 Rear Yard Exp: **North** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: **No** P.I.D.: **008-474-087**  
 Tour:

View: **Yes: Spectacular Ocean and Mountain**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Slab**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal, Tar & Gravel**

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

Metered Water: **Y**

Total Parking: **10** Covered Parking: **4** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish:

Legal: **LOT 25, BLOCK 51, PLAN VAP13284, DISTRICT LOT CE #14, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'4 x 18'6	Above	Bedroom	25' x 11'5	Bsmt	Bedroom	0'0x 0'0
Main	Flex Room	21'10 x 15'6	Above	Laundry	7'5 x 12'6	Bsmt	Bedroom	0'0x 0'0
Main	Foyer	10'6 x 21'6	Above	Walk-In Closet	6'6 x 7'5			x
Main	Office	13'10 x 21'2	Above	Walk-In Closet	11'10 x 8'6			x
Main	Dining Room	20' x 15'7	Above	Walk-In Closet	8'7 x 6'7			x
Main	Family Room	29'2 x 22'9	Bsmt	Bedroom	11'2 x 25'11			x
Main	Kitchen	29'2 x 17'	Bsmt	Games Room	18'5 x 25'11			x
Above	Master Bedroom	21'4 x 14'11	Bsmt	Recreation	19'4 x 14'4			x
Above	Bedroom	22'8 x 13'7	Bsmt	Media Room	17' x 21'			x
Above	Bedroom	18'1 x 13'7	Bsmt	Media Room	32'11 x 19'1			x

Finished Floor (Main):	<b>3,421</b>	# of Rooms: <b>22</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,469</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>3,217</b>	Suite: <b>None</b>	3	<b>Above</b>	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>9,107 sq. ft.</b>	Crawl/Bsmt. Height: <b>10'</b>	4	<b>Above</b>	<b>3</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>3</b>	5	<b>Above</b>	<b>3</b>	<b>Yes</b>	Grg Dr Ht:
		Basement: <b>Full</b>	6	<b>Bsmt</b>	<b>2</b>	<b>No</b>	
Unfinished Floor:	<b>894</b>		7	<b>Main</b>	<b>2</b>	<b>Yes</b>	
Grand Total:	<b>10,001 sq. ft.</b>		8				

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

**\*\*COURT ORDERED SALE" \$500,000 PRICE REDUCTION. PRICED TO SELL"** Experienced West Vancouver Luxury Builder had created a vision for an estate that he was unable to finish which is now to your advantage !! Bring your creative ideas on this 10,000 sqft mansion located on a view lot in the British Properties. All the heavy lifting is done! Excavation, Rock Blasting, Tree Removals, Environmental and Development permits, 95% of the framing & Structural steel are all in place !! Over \$2M already spent and 2 years of planning, permitting and construction all under your belt. Overall estate is 50% complete with an approx. \$1.8m left in construction costs to finish your dream house. Please call agent for more info. All offers must be accompanied by schedule A and subject to court approval





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**Active**  
**R2521711**  
 Board: V  
 House/Single Family

## 1482 CHIPPENDALE ROAD

West Vancouver  
 Canterbury WV  
 V7S 3G6

Residential Detached

**\$4,766,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$4,766,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1997**  
 Depth / Size: Bathrooms: **6** Age: **24**  
 Lot Area (sq.ft.): **12,238.00** Full Baths: **4** Zoning: **SFD**  
 Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$19,017.89**  
 Rear Yard Exp: **South** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **017-731-593**  
 Tour: **Virtual Tour URL**

View: **Yes: City&Water Views**

Complex / Subdiv:

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

Style of Home: **3 Storey**  
 Construction: **Concrete, Frame - Wood**  
 Exterior: **Stone, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No** Reno. Year:  
 Renovations: R.I. Plumbing: **No**  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal, Community** Metered Water:  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Balcony(s), Patio(s), Sundeck(s)**  
 Type of Roof: **Tile - Concrete**

Total Parking: **6** Covered Parking: **3** Parking Access: **Front**  
 Parking: **Add. Parking Avail., Garage; Triple**

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

Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 20 DISTRICT LOT 1103 PLAN LMP 3868**

Amenities:

Site Influences: **Central Location, Paved Road**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 18'1	Main	Patio	26' x 12'	Bsmt	Bedroom	14'4x 11'10
Main	Dining Room	16'7 x 16'5	Above	Master Bedroom	16'11 x 15'9	Bsmt	Storage	18'7x 12'10
Main	Family Room	17'2 x 13'8	Above	Bedroom	14'11 x 11'5	Bsmt	Storage	18'7x 12'
Main	Office	12'5 x 11'11	Above	Bedroom	13'11 x 12'9	Bsmt	Storage	9'8x 6'8
Main	Kitchen	18'7 x 12'5	Above	Flex Room	11'9 x 10'			x
Main	Eating Area	12'7 x 10'1	Above	Flex Room	11'9 x 10'			x
Main	Laundry	10'11 x 9'10	Above	Flex Room	11' x 9'8			x
Main	Foyer	11'11 x 7'	Above	Walk-In Closet	10'7 x 6'11			x
Main	Patio	17' x 10'	Bsmt	Recreation	23'1 x 20'6			x
Main	Patio	22' x 6'	Bsmt	Bedroom	14'5 x 14'			x

Finished Floor (Main):	<b>2,222</b>	# of Rooms: <b>24</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,760</b>	# of Kitchens: <b>1</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Main	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,455</b>	Suite: <b>None</b>	3	Above	<b>6</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>5,437 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>3</b>	<b>Yes</b>	Garage Sz: <b>30'9x20'10</b>
		Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5	Above	<b>3</b>	<b>Yes</b>	Grg Dr Ht:
Unfinished Floor:	<b>497</b>	Basement: <b>Crawl, Full, Fully Finished</b>	6	Bsmt	<b>5</b>	<b>Yes</b>	
Grand Total:	<b>5,934 sq. ft.</b>		7				
			8				

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

**Stunning view of Lions Gate Bridge, Stanley Park, and downtown. Prestigious Canterbury Estates location. 23yr old 6000 sqft 5bdrom+den 3 level home situated on a 12,238 sqft lot. UPPER floor includes 3 bdrms w/en-suites, den&sitting areas. M. Bedroom has the best view w/ private deck&attached den. MAIN floor includes spacious living&dining rooms, kitchen&family room, all of which open onto a 648 sqft south facing deck. LOWER floor includes a huge rec. room that opens grade level onto the rear yard. Plus 2 more large bedrooms and huge storage spaces. 3 car garage plus additional outdoor parking.**



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**Active**  
**R2531392**  
Board: V  
House/Single Family

**3162 MATHERS AVENUE**

West Vancouver  
Westmount WV  
V7V 2K5

Residential Detached

**\$5,498,000** (LP)

(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$5,498,000**  
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2019**  
Depth / Size: Bathrooms: **7** Age: **2**  
Lot Area (sq.ft.): **13,000.00** Full Baths: **6** Zoning: **RS3**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$26,846.31**  
Rear Yard Exp: For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **010-575-197**  
Tour: **Virtual Tour URL**

View: **Yes: Panoramic Ocean**

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: **Stone, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **3**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas, Radiant**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Metal**

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

Metered Water:

Total Parking: **8** Covered Parking: **2** Parking Access: **Front**  
Parking: **Garage; Double**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 14, BLOCK 2, PLAN VAP7542, PART N1/2, DISTRICT LOT 557, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Hot Tub Spa/Swirlpool, Smoke Alarm, Sprinkler -**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'10 x 11'6	Above	Walk-In Closet	5'4 x 3'6	Below	Bar Room	12'3x 13'11
Main	Living Room	24'1 x 17'0	Above	Master Bedroom	15'10 x 15'5	Below	Wine Room	18'3x 5'7
Main	Dining Room	18'11 x 12'4	Above	Walk-In Closet	8'2 x 6'7	Below	Utility	4'9x 5'6
Main	Kitchen	13'8 x 16'11	Above	Bedroom	13'7 x 12'10	Below	Utility	2'8x 2'8
Main	Wok Kitchen	6'7 x 8'2	Above	Master Bedroom	17'2 x 17'5	Below	Kitchen	8'2x 13'2
Main	Eating Area	13'6 x 6'11	Above	Walk-In Closet	6'7 x 9'1	Below	Eating Area	6'2x 15'1
Main	Family Room	22'6 x 15'3	Below	Games Room	21'7 x 16'6	Below	Family Room	15'x 15'1
Main	Office	11'10 x 11'9	Below	Media Room	18'10 x 16'	Below	Laundry	3'0x 2'8
Above	Laundry	5'4 x 8'2	Below	Bedroom	14' x 14'11	Below	Bedroom	17'1 x 12'5
Above	Bedroom	11'4 x 11'10	Below	Storage	7'4 x 3'4	Below	Bedroom	10'7 x 11'9

Finished Floor (Main): **1,945**  
Finished Floor (Above): **1,799**  
Finished Floor (Below): **2,140**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **5,884 sq. ft.**

Unfinished Floor: **0**  
Grand Total: **5,884 sq. ft.**

# of Rooms: **30**  
# of Kitchens: **3**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **7**  
Basement: **Fully Finished**

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

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

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

**The living is easy in this impressive, generously proportioned residence nestled within towering evergreens on an ample 13,000 sf, perfectly flat lot in the heart of beautiful Westmount. The floor plan encompasses SEVEN SPACIOUS BEDROOMS with plenty of room for study, sleep & storage, SEVEN LUXURIOUS BATHROOMS, & stylish kitchens that flows through to the family room & private rear outdoor area. There are 2 master bedrooms, complete with ensuites, ensure a private space to enjoy the BEAUTIFUL OCEAN VIEW. Perfect for a family or as a holiday retreat, this home is ideally positioned to enjoy the proximity to beaches, cafes & restaurants, Park Royal Shopping Centre, golf courses, Cypress skihill, Grouse Mountain & more! Top school catchment: Westbay Elementary, Rockridge Secondary.**