



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2327224
Board: V
House/Single Family

72 GLENMORE DRIVE

West Vancouver
Glenmore
V7S 1A8

Residential Detached

\$1,699,900 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$1,699,900
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1955
Depth / Size:	Bathrooms:	3	Age: 64
Lot Area (sq.ft.): 14,019.00	Full Baths:	3	Zoning: SF
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,829.40
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-756-281
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
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: **Patio(s) & Deck(s)**
Type of Roof: **Tar & Gravel**

Total Parking: **6** 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.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 6 OF LOT 2 BLOCK C DISTRICT LOT 603 PLAN VAP9088 GROUP 1 LD 36**

Amenities:
Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 13'			x			x
Main	Dining Room	14' x 13'			x			x
Main	Kitchen	11' x 8'			x			x
Main	Laundry	6' x 4'5			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	9'6 x 8'6			x			x
Below	Recreation	22' x 12'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,039	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 450	# of Kitchens: 1	1	Above	5	Yes	Barn:
Finished Floor (Below): 886	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Below	4	No	Pool:
Finished Floor (Total): 2,375 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 2	5				Door Height:
Grand Total: 2,375 sq. ft.	Basement: Partly Finished	6				
		7				
		8				

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

Large lot over 14,000 sq. ft. just perfect to build your dream home on. Close to Capilano Golf Course and other schools. Quiet area just close to downtown.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2335569

Board: V
House/Single Family

335 SOUTHBOROUGH DRIVE

West Vancouver
British Properties
V7S 1L9

Residential Detached

\$2,198,000 (LP)

(SP)



Sold Date: Frontage (feet): **129.00** Original Price: **\$2,255,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1971**
 Depth / Size: **129.70** Bathrooms: **5** Age: **48**
 Lot Area (sq.ft.): **15,098.00** Full Baths: **2** Zoning: **RS3**
 Flood Plain: Half Baths: **3** Gross Taxes: **\$6,354.86**
 Rear Yard Exp: **Northwest** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-063-927**
 Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Addition, Partly** Reno. Year: **2001**
 # of Fireplaces: **0** R.I. Plumbing:
 Fireplace Fuel: R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Total Parking: **5** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple**
 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: **PL VAP11477 LT 13 BLK 16 DL CE LD 36**

Amenities: **Garden, Green House, Guest Suite, Storage**

Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby, Ski Hill Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'2 x 14'4	Below	Office	16'4 x 8'5			x
Main	Dining Room	14'4 x 10'0	Below	Foyer	10'5 x 8'5			x
Main	Living Room	17'10 x 16'2	Below	Bedroom	9'3 x 9'2			x
Main	Family Room	16'9 x 8'7	Below	Bedroom	12'5 x 8'7			x
Main	Master Bedroom	18'3 x 13'1	Below	Other	19'10 x 14'11			x
Main	Bedroom	10'11 x 10'1	Below	Hobby Room	10'11 x 7'5			x
Main	Flex Room	14'6 x 13'7	Below	Storage	18'5 x 10'6			x
Main	Media Room	19'8 x 15'6	Below	Storage	18'5 x 9'3			x
Below	Recreation	16'11 x 15'0			x			
Below	Games Room	16'11 x 8'11			x			

Finished Floor (Main): 1,409	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,712	# of Kitchens: 1	1	Main	3	Yes	Barn:
Finished Floor (Below): 695	# of Levels: 2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total): 3,816 sq. ft.	Crawl/Bsmt. Height:	4	Below	2	No	Garage Sz:
Unfinished Floor: 390	Beds in Basement: 0 Beds not in Basement: 4	5	Above	2	No	Door Height:
Grand Total: 4,206 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **RE/MAX Masters Realty** **Angell Hasman (E.Christiansen)**

Excellent opportunity to own in Prestigious British Properties on a private 1/3 acre lot adjacent to the Capilano Golf Club. This 4 bedroom home with attached coach house over the garage is located a short distance to Collingwood / Sentinel high schools and Hollyburn Country Club. Rent, live in or reconstruct your dream home. 24 hours notice to show. NO SHOWINGS ON SUNDAYS



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2328790

Board: V
House/Single Family

1370 OTTABURN ROAD

West Vancouver
British Properties
V7S 2K1

Residential Detached

\$3,498,000 (LP)

(SP)



Sold Date: Frontage (feet): **31.44** Original Price: **\$3,800,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2015**
 Depth / Size: **207 IRR** Bathrooms: **8** Age: **4**
 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: Some Water and City**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

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

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

Total Parking: **20** 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, Mixed, Tile**

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

Amenities:

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

Features:

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

Finished Floor (Main):	2,411	# of Rooms:	28	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings
Finished Floor (Above):	2,184	# of Kitchens:	2		2	Above	5	Yes			Barn:	
Finished Floor (Below):	3,185	# of Levels:	3		3	Above	3	Yes			Workshop/Shed:	
Finished Floor (Basement):	0	Suite:			4	Above	3	Yes			Pool:	
Finished Floor (Total):	7,780 sq. ft.	Crawl/Bsmt. Height:			5	Above	3	Yes			Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 6		6	Below	3	Yes			Door Height:	
Grand Total:	7,780 sq. ft.	Basement: Fully Finished			7	Below	3	Yes				
					8	Below	3	No				

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. 2 Air-conditioning units, 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



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2310762
Board: V
House with Acreage

1449 SANDHURST PLACE

West Vancouver
Chartwell
V7S 2P4

Residential Detached

\$3,498,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$5,098,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1974
Depth / Size:	Bathrooms: 0	Age: 45
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.**
Construction: **Frame - Wood**
Exterior: **Mixed, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Wood**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit: **2 blocks** Dist. to School Bus:
Title to Land: **Freehold NonStrata**

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

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): **1,600**
Finished Floor (Above): **1,800**
Finished Floor (Below): **1,800**
Finished Floor (Basement): **0**
Finished Floor (Total): **5,200 sq. ft.**

Unfinished Floor: **0**
Grand Total: **5,200 sq. ft.**

of Rooms: **18**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1			
2			
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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*, *Property must sell asap!* Open House Sat Jan 26th 2-4pm.



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

nickyhmtu@gmail.com

KW ELITE REALTY
KELLERWILLIAMS

Active
R2338937

Board: V
House/Single Family

928 GROVELAND ROAD

West Vancouver
British Properties
V7S 1Z1

Residential Detached

\$8,898,000 (LP)

(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$8,898,000
Meas. Type: Feet	Bedrooms:	8	Approx. Year Built: 2017
Depth / Size:	Bathrooms:	8	Age: 2
Lot Area (sq.ft.): 13,795.00	Full Baths:	6	Zoning: RS3
Flood Plain:	Half Baths:	2	Gross Taxes: \$13,498.97
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-206-657
			Tour:

View: **Yes: ocean & city**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Metal, Stone, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **6**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Metal**

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

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, Mixed, Other**

Legal: **LOT 48, BLOCK 30, PLAN VAP8984, DISTRICT LOT CE, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Ski Hill Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Sprinkler - Fire, Vacuum Blt. In, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 10'7	Main	Foyer	14'11 x 9'2	Below	Recreation	28'1 x 15'2
Main	Kitchen	32'0 x 16'9	Above	Master Bedroom	14'0 x 13'8	Below	Bar Room	15'1 x 6'0
Main	Wok Kitchen	10'2 x 6'2	Above	Dressing Room	12'9 x 11'10	Below	Wine Room	7'6 x 2'7
Main	Eating Area	14'10 x 8'8	Above	Bedroom	13'10 x 10'1	Below	Bedroom	13'2 x 9'6
Main	Dining Room	17'6 x 10'9	Above	Bedroom	13'11 x 11'3	Below	Bedroom	12'7 x 12'2
Main	Family Room	32'7 x 17'3	Above	Bedroom	12'10 x 9'1	Below	Games Room	31'9 x 15'1
Main	Laundry	9'3 x 7'10	Above	Bedroom	19'11 x 14'6	Below	Media Room	17'1 x 11'9
Main	Mud Room	5'9 x 5'3	Above	Laundry	6'8 x 5'9	Below	Storage	7'4 x 4'2
Main	Walk-In Closet	4'5 x 4'0	Below	Bedroom	23'5 x 9'5			
Main	Office	12'8 x 9'11	Below	Walk-In Closet	5'1 x 4'11			

Finished Floor (Main):	2,846	# of Rooms: 28	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,142	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	2,779	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	7,767 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
Unfinished Floor:	900	Beds in Basement: 0	5	Above	3	Yes	Door Height:
Grand Total:	8,667 sq. ft.	Basement: Full, Fully Finished	6	Below	3	Yes	
		Beds not in Basement: 8	7	Below	3	Yes	
			8	Below	2	No	

Listing Broker(s): **Angell Hasman (Malcolm Hasman)**

This new luxury estate residence is located in West Vancouver's ultra-exclusive & most prestigious British Properties enclave boasting spectacular South Facing views of the City & Ocean. Featuring an impressive European Classic exterior & beautiful landscape the home boasts a truly majestic presence. Offering approx. 8667 sq. ft. of spacious living, 8 bedrooms, 8 bathrooms, entertainment-sized formal living & dining rooms, gourmet kitchen & generous family room with direct walk-out access to a poolside terrace with fireside lounge and swimming pool. Additional features include Home theatre, Nanny accommodation, CONTROL 4, Smart Home automation, air-conditioning and every luxury feature you would expect ... This luxury estate is in a class of its own!