



# Presented by: P.A. 'Doc' Livingston PREC\*

eXp Realty  
Phone: 604-787-7028  
http://www.homehuntersbc.com  
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**Active**  
**R2533687**  
Board: V  
House/Single Family

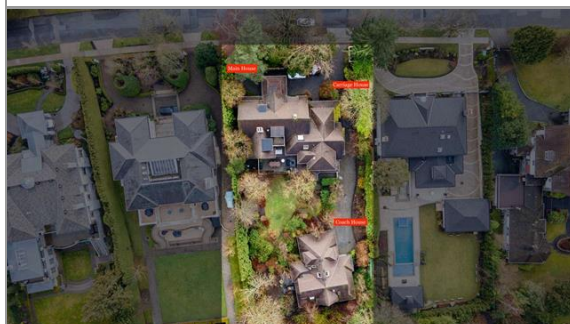
## 1637 ANGUS DRIVE

Vancouver West  
Shaughnessy  
V6J 4H2

Residential Detached

**\$11,400,000** (LP)

(SP)



Sold Date: Frontage (feet): **111.11** Original Price: **\$11,400,000**  
Meas. Type: **Feet** Bedrooms: **12** Approx. Year Built: **2003**  
Depth / Size: **255** Bathrooms: **12** Age: **18**  
Lot Area (sq.ft.): **27,036.00** Full Baths: **9** Zoning: **FSHCA**  
Flood Plain: **No** Half Baths: **3** Gross Taxes: **\$83,112.70**  
Rear Yard Exp: For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: **Yes** P.I.D.: **011-538-741**  
Tour: **Virtual Tour URL**

View: **Yes: Mountains from 2nd floor**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **3 Storey, Carriage/Coach House**

Construction: **Frame - Wood**

Exterior: **Other, Stone, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Addition, Completely**

# of Fireplaces: **11**

Fireplace Fuel: **Natural Gas, Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Baseboard, Hot Water**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year: **2003**

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **10** Covered Parking: **6** Parking Access:

Parking: **Garage; Double, Garage; Triple, Other**

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: **Mixed**

Legal: **LOT 10 BLOCK 38 DISTRICT LOT 526 PLAN 4502**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Bedroom	12'4 x 13'5	Bsmt	Storage	29'3 x 11'8	Main	Living Room	16'0x 16'1
Bsmt	Living Room	16'9 x 17'3	Above	Office	11'0 x 14'2	Main	Living Room	24'2x 17'7
Bsmt	Dining Room	13'2 x 11'10	Above	Living Room	16'0 x 16'5	Main	Dining Room	15'3x 16'7
Bsmt	Kitchen	8'11 x 13'5	Above	Dining Room	14'4 x 13'9	Main	Flex Room	9'11x 8'9
Bsmt	Eating Area	9'2 x 8'8	Above	Kitchen	14'7 x 14'0	Main	Bedroom	16'0x 12'9
Bsmt	Bedroom	16'3 x 12'0	Above	Bedroom	14'3 x 11'5	Main	Bedroom	13'6x 17'9
Bsmt	Bedroom	14'2 x 22'6	Above	Bedroom	16'2 x 12'8	Main	Master Bedroom	17'1x 16'8
Bsmt	Master Bedroom	14'10 x 13'2	Above	Bedroom	15'5 x 12'11	Main	Bedroom	12'0x 13'10
Bsmt	Kitchen	10'8 x 9'0	Main	Kitchen	17'6 x 21'6	Main	Kitchen	8'6 x 10'9
Bsmt	Bedroom	11'7 x 16'4	Main	Eating Area	12'4 x 9'10	Main	Living Room	13'5 x 21'11

Finished Floor (Main):	<b>7,259</b>	# of Rooms:	<b>30</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>2,305</b>	# of Kitchens:	<b>5</b>	1	Bsmt	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>2,988</b>	# of Levels:	<b>3</b>	2	Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Legal Suite</b>	3	Bsmt	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>12,552 sq. ft.</b>	Crawl/Bsmt. Height:		4	Bsmt	<b>3</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>5</b>	Beds not in Basement: <b>7</b>	5	Above	<b>2</b>	<b>No</b>	Grg Dr Ht:
Grand Total:	<b>12,552 sq. ft.</b>	Basement: <b>Fully Finished</b>		6	Above	<b>4</b>	<b>No</b>	
				7	Above	<b>4</b>	<b>Yes</b>	
				8	Main	<b>2</b>	<b>No</b>	

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

**VIRANI REAL ESTATE ADVISORS**

**Very unique offering of 3 residences on this massive almost 28,000 square foot property in First Shaughnessy! The property is comprised of 1637, 1639 and 1641 Angus Drive. 1637 the main home offers a substantial renovation in 2003 with new foundation and total restoration to the large 3 level heritage style home. The Carriage and Coach Homes (1639 and 1641) were newly constructed in 2003 and are fabulous for extended family offering 3 level homes. The lavish mansion offers high ceilings, abundance of woodwork and lovely city and mountain views! The sprawling lands offer maximum privacy and are full useable. This is a magnificent offering in one the most affluent neighborhoods in Canada!**



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

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

Residential Detached  
**\$2,695,000** (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 Ro...	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			x
Main	Bedroom	13'11 x 9'10			x			x
Above	Loft	11'8 x 9'3			x			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	Main	<b>5</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,674</b>	# of Levels:	<b>3</b>	2	Main	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:		3	Above	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,402 sq. ft.</b>	Crawl/Bsmt. Height:		4	Below	<b>4</b>	<b>No</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>4</b>	5				Grg Dr Ht:
Grand Total:	<b>4,402 sq. ft.</b>	Basement: <b>Full</b>		6				
				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.**



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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 Ro...	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:
	Basement: <b>None</b>					
Unfinished Floor: <b>0</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	0'0 x 0'0
Main	Flex Room	21'10 x 15'6	Above	Laundry	7'5 x 12'6	Bsmt	Bedroom	0'0 x 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 Ro...	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	Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>3,217</b>	Suite: <b>None</b>	3	Above	<b>3</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>9,107 sq. ft.</b>	Crawl/Bsmt. Height: <b>10'</b>	4	Above	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>894</b>	Beds in Basement: <b>3</b>	5	Above	<b>3</b>	<b>Yes</b>	Grg Dr Ht:
Grand Total:	<b>10,001 sq. ft.</b>	Basement: <b>Full</b>	6	Bsmt	<b>2</b>	<b>No</b>	
		Beds not in Basement: <b>4</b>	7	Main	<b>2</b>	<b>Yes</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):	<b>0.00</b>	Original Price: <b>\$4,766,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1997</b>
Depth / Size:	Bathrooms:	<b>6</b>	Age: <b>24</b>
Lot Area (sq.ft.): <b>12,238.00</b>	Full Baths:	<b>4</b>	Zoning: <b>SFD</b>
Flood Plain: <b>No</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$19,017.89</b>
Rear Yard Exp: <b>South</b>			For Tax Year: <b>2020</b>
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: <b>017-731-593</b>
			Tour: <b>Virtual Tour URL</b>

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**  
Renovations:  
# of Fireplaces: **3**  
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:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:

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 Ro...	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>
Unfinished Floor:	<b>497</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:
Grand Total:	<b>5,934 sq. ft.</b>	Basement: <b>Crawl, Full, Fully Finished</b>	6	Bsmt	<b>5</b>	<b>Yes</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.**



# Presented by: P.A. 'Doc' Livingston PREC\*

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**Active**  
**R2539873**  
Board: V  
House/Single Family

## 3162 MATHERS AVENUE

West Vancouver  
Westmount WV  
V7V 2K5

Residential Detached

**\$4,998,000** (LP)

(SP)



Sold Date: Frontage (feet): **100.00** Original Price: **\$4,998,000**  
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 - Fire**

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	Master 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 lot in the heart of beautiful Westmount WITH GORGEOUS OCEAN VIEWS. The floor plan is an entertainer's delight; gourmet kitchen, resort-style backyard; room to expand for a growing family; bargain price; premium location in neighbourhood; respected community; best value in the neighbourhood. The property includes 2-5-10 year home warranty and is priced \$500,000 below assessed value!! Top school catchment: Westbay Elementary and Rockridge Secondary.**





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**Active**  
**R2540653**  
Board: V  
House/Single Family

**1115 SUTTON PLACE**  
West Vancouver  
British Properties  
V7S 2L3

Residential Detached  
**\$2,465,000** (LP)  
(SP)



Sold Date: Frontage (feet): **199.43** Original Price: **\$2,465,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1964**  
Depth / Size: **208** Bathrooms: **4** Age: **57**  
Lot Area (sq.ft.): **31,158.00** Full Baths: **2** Zoning: **RS3**  
Flood Plain: Half Baths: **2** Gross Taxes: **\$7,424.90**  
Rear Yard Exp: For Tax Year: **2020**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **009-067-019**  
Tour:

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, 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: **DetachedGrge/Carport**

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

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **: COURT ORDERED SALE AS IS WHERE IS**  
Fixtures Rmvd: **: COURT ORDERED SALE AS IS WHERE IS**  
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 6, BLOCK 42, PLAN VAP11436, DISTRICT LOT CE #5, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 23'10	Bsmt	Workshop	15' x 19'			x
Main	Kitchen	15'10 x 18'	Below	Office	8' x 9'			x
Main	Dining Room	12' x 15'10	Below	Storage	3'10 x 8'10			x
Main	Den	11'11 x 11'10	Below	Utility	11'9 x 11'			x
Main	Master Bedroom	12'4 x 16'6			x			x
Main	Bedroom	12'8 x 12'2			x			x
Main	Bedroom	12'6 x 10'10			x			x
Main	Bedroom	8'10 x 12'8			x			x
Main	Bedroom	9'10 x 10'11			x			x
Bsmt	Recreation Ro...	14'6 x 23'7			x			x

Finished Floor (Main): **1,320**  
Finished Floor (Above): **1,450**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **876**  
Finished Floor (Total): **3,646 sq. ft.**  
  
Unfinished Floor: **444**  
Grand Total: **4,090 sq. ft.**

# of Rooms: **14**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Fully Finished, Partly Finished**

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

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

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

**Court Ordered Sale. British Properties Traditional family home layout with dormers and front porch. The main floor features a spacious kitchen next to the large dining room & formal living room with a cozy wood burning fireplace, Oak floors and french doors leading to a covered patio. Upstairs features 5bedrooms, 4 pc bath room, the extra roomy master bedroom a convenient 4 pcs ensuite bath. Downstairs includes a large rec room w/ a wood burning fireplace, 2 piece bathroom and an large partially unfurnished area/workshop. Huge sundeck overlooking the private yard and ravine. Situated on a no through road. Walking distance to Hollyburn Country Club, Sentinel Secondary. Close to Park Royal& shopping.**



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Active

R2533555

Board: V

House/Single Family

1493 JEFFERSON AVENUE

West Vancouver

Ambleside

V7T 2B6

Residential Detached

\$1,799,000 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Depth / Size: 122

Lot Area (sq.ft.): 5,758.00

Flood Plain:

Rear Yard Exp: North

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): 47.00

Bedrooms: 4

Bathrooms: 2

Full Baths: 2

Half Baths: 0

Original Price: \$1,799,000

Approx. Year Built: 1937

Age: 84

Zoning: RS5

Gross Taxes: \$4,599.35

For Tax Year: 2020

Tax Inc. Utilities?: No

P.I.D.: 011-682-949

Tour:

View:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Storm Sewer

Sewer Type: City/Municipal

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: Covered Parking:	Parking Access:
Construction: <b>Other</b>	Parking: <b>Add. Parking Avail., Other</b>	
Exterior: <b>Other</b>		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	Title to Land: <b>Freehold NonStrata</b>	
Renovations:	Property Disc.: <b>Yes</b>	
# of Fireplaces: <b>1</b>	PAD Rental:	
Fireplace Fuel: <b>Other</b>	Fixtures Leased: <b>No</b>	
Water Supply: <b>City/Municipal</b>	Fixtures Rmvd: :	
Fuel/Heating: <b>Other</b>	Floor Finish:	
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		
Type of Roof: <b>Asphalt</b>		

Legal:	<b>LOT 12, PLAN VAP4256, PART SW1/4, DISTRICT LOT 1063, GROUP 1, NEW WESTMINSTER LAND DISTRICT</b>
Amenities:	<b>None</b>
Site Influences:	<b>Central Location, Private Yard, Shopping Nearby, Ski Hill Nearby</b>
Features:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 16'10			x			x
Main	Dining Room	8'5 x 10'3			x			x
Main	Kitchen	8'2 x 11'6			x			x
Main	Eating Area	9'4 x 10'			x			x
Main	Bedroom	10' x 11'			x			x
Main	Bedroom	8' x 11'4			x			x
Above	Bedroom	9'6 x 16'			x			x
Above	Bedroom	7'10 x 10'10			x			x
Below	Recreation Ro...	13' x 19'6			x			x
		x			x			x

Finished Floor (Main): <b>1,475</b>	# of Rooms: <b>9</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	1	<b>Below</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>725</b>	Suite: <b>Unauthorized Suite</b>	3				Pool:
Finished Floor (Total): <b>2,200 sq. ft.</b>	Crawl/Bsmt. Height:	4				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, Separate Entry</b>	6				
Grand Total: <b>2,200 sq. ft.</b>		7				
		8				

Listing Broker(s): **Renanza Realty Inc.**

**Central West Vancouver property located in the Ambleside neighbourhood is now available for the first time in 20 years. Home in good condition and also has a separate suite with private entry. Great location, just 5-10 min walk to the sea wall, schools, restaurants and shopping. 5 min drive to the Lions Gate Bridge and to Hwy 1.**