



Presented by:  
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**Active**  
**R2582506**  
 Board: V  
 House/Single Family

## 4791 WESTWOOD PLACE

West Vancouver  
 Cypress Park Estates  
 V7S 3C1

Residential Detached

**\$3,288,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$3,288,000</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. Angell, Hasman & Associates Realty Ltd.**

**Cypress Park Estates home with stunning west facing ocean views and mesmerizing sunsets. Offering 5 bedrooms and 5 baths this beautiful family home features a wonderful plan including, large kitchen, eating area and family room, beautiful engineered wood flooring and rec room with wet bar. Enjoy the views from your private terrace with swimming pool and Jacuzzi tub. Situated on a large 16,000 square foot plus cul-de-sac property. Close to the Caulfeild Shopping Centre and access to the highway. With a little TLC this home and property would absolutely shine!**



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

## 1482 CHIPPENDALE ROAD

West Vancouver  
 Canterbury WV  
 V7S 3G6

Residential Detached

**\$4,900,000** (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**  
 Renovations: Reno. Year:  
 # of Fireplaces: **3** R.I. Plumbing: **No**  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
 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.**