



Presented by:
Michele Cummins - PREC

RE/MAX Little Oak Realty (Mission)
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Active
R2423471
Board: V
House/Single Family

6555 NELSON AVENUE

West Vancouver
Horseshoe Bay WV
V7W 2A5

Residential Detached

\$1,348,800 (LP)

(SP)



Sold Date: Frontage (feet): **102.00** Original Price: **\$1,348,800**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1970**
Depth / Size: **121** Bathrooms: **2** Age: **49**
Lot Area (sq.ft.): **11,103.00** Full Baths: **2** Zoning: **RD2**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$5,238.00**
Rear Yard Exp: **West** Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **006-012-205**
Tour:

View: **Yes: OCEAN WATER VIEW + MTNS**

Complex / Subdiv:

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Other, Partly** Reno. Year: **2005**
of Fireplaces: **0** R.I. Plumbing:
Fireplace Fuel: R.I. Fireplaces: **0**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Torch-On, Wood**

Total Parking: **6** Covered Parking: **2** Parking Access: **Front, Side**
Parking: **Add. Parking Avail., Carport; Multiple**

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: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT B, BLOCK 31, PLAN VAP11829, DISTRICT LOT 430, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOTS 27 & 28**

Amenities: **In Suite Laundry, Storage**

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

Features: **Air Conditioning, Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 12'	Above	Patio	10' x 10'			x
Main	Dining Room	15'4 x 9'6	Below	Foyer	13' x 7'4			x
Main	Kitchen	15'7 x 9'6	Below	Storage	10'6 x 8'			x
Main	Family Room	15'8 x 12'6						x
Main	Den	15'4 x 7'4						x
Main	Laundry	3' x 3'						x
Main	Patio	21'5 x 20'						x
Above	Master Bedroom	15'4 x 14'6						x
Above	Bedroom	12'2 x 7'6						x
Above	Bedroom	12' x 9'6						x

Finished Floor (Main): **1,087**
Finished Floor (Above): **741**
Finished Floor (Below): **251**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,079 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,079 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Part**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz: **20'X21'**
Grg Dr Ht:

Listing Broker(s): **Royal LePage - Wolstencroft**

COURT ORDER SALE. SCHEDULE "A" REQUIRED WITH ALL OFFERS. Awesome View Home! Only 10 minute walk to Horseshoe Bay Village and the Ocean. Over 11,000 sq.ft. PRIVATE LOT with several patios and outdoor terraced hide away's. Great for personal entertaining. If you want a home with "A REAL WEST COAST FEEL" and it's own style; This is a MUST SEE!! Several updates through the years including kitchen with granite, main bath, windows, roof, air conditioner plus much more. RD2 Zoning allows for Duplex redevelopment, detached secondary suites and more, subject to city requirements & approvals. Invest now and in your future! Call L/S for more info. (Consider a roof top deck for a bigger view).



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Active
R2386799
Board: V
House/Single Family

4735 WOODSIDE PLACE

West Vancouver
Cypress Park Estates
V7S 2X5

Residential Detached

\$1,425,000 (LP)

(SP)



Sold Date: Frontage (feet): **91.01** Original Price: **\$1,849,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1972**
Depth / Size: **177.43 IRR** Bathrooms: **4** Age: **47**
Lot Area (sq.ft.): **17,860.00** Full Baths: **3** Zoning: **RS10**
Flood Plain: Half Baths: **1** Gross Taxes: **\$4,922.86**
Rear Yard Exp: **Northwest** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **008-589-674**
Tour: **Virtual Tour URL**

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type:

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

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: **No** :
Floor Finish: **Hardwood**

Legal: **LOT 28, BLOCK G, PLAN VAP13484, DISTRICT LOT 886, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 13'0	Above	Bedroom	14'4 x 10'2			x
Main	Dining Room	12'0 x 11'7	Above	Laundry	11'9 x 10'10			x
Main	Kitchen	15'1 x 10'2			x			x
Main	Eating Area	11'7 x 7'10			x			x
Main	Family Room	15'2 x 12'6			x			x
Main	Foyer	11'11 x 8'7			x			x
Below	Master Bedroom	13'5 x 13'5			x			x
Below	Bedroom	13'8 x 10'1			x			x
Below	Bedroom	13'8 x 9'1			x			x
Above	Recreation	16'8 x 14'0			x			x

Finished Floor (Main): 1,084	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 691	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 771	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total): 2,546 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,546 sq. ft.	Basement: None	6				
		7				
		8				

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

Incredible potential in this 4 bedroom, 4 bathroom home. Situated on a park like 17,860 sq.ft. property offering 2,546 sq. ft. of living space. Enjoy the level driveway, peaceful location and proximity to shopping, West Vancouver's finest schools, and recreation. A must see.



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Active
R2420429
 Board: V
 House/Single Family

5132 ALDERFEILD PLACE

West Vancouver
 Upper Caulfeild
 V7W 2W7

Residential Detached

\$2,769,999 (LP)

(SP)



Sold Date: Frontage (feet): **73.00** Original Price: **\$2,769,999**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**
 Depth / Size: **175/IRR** Bathrooms: **3** Age: **39**
 Lot Area (sq.ft.): **10,365.00** Full Baths: **3** Zoning: **RS-10**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,076.15**
 Rear Yard Exp: **East** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **007-239-220**
 Tour:

View: **Yes: SPECTACULAR CITY AND OCEAN**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type:

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

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: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 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	Above	Bedroom	11'5 x 10'9			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	Laundry	9'3 x 5'8			x			x
Above	Master Bedroom	14'11 x 12'10			x			x
Above	Walk-In Closet	8'2 x 6'2			x			x
Above	Bedroom	10'11 x 10'			x			x
Above	Bedroom	12'11 x 11'6			x			x

Finished Floor (Main): **1,495**
 Finished Floor (Above): **1,116**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,611 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,611 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **None**

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

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

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

Beautiful 4 bedroom, 3 bathroom family home with fabulous ocean and city views. Situated on a large 10,000 square foot lot at the end of a quiet cul-de-sac, this home offers wonderful open plan living and functional layout on two levels, and features a large entertainment sized deck over the views. Just steps to the Caulfeild Shopping Centre and Rockridge School and easy access to Vancouver. A very exclusive opportunity in a desirable family neighbourhood.



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Active
R2401660
 Board: V
 House/Single Family

1115 CHARTWELL CRESCENT

West Vancouver
 Chartwell
 V7S 2P7

Residential Detached

\$2,998,000 (LP)

(SP)



Sold Date: Frontage (feet): **124.87** Original Price: **\$2,998,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1966**
 Depth / Size: **143.3irr** Bathrooms: **4** Age: **53**
 Lot Area (sq.ft.): **16,416.00** Full Baths: **3** Zoning: **RS3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$10,180.74**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **009-020-667**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type:

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

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

Legal: **LOT 1, BLOCK 46, PLAN VAP11873, DISTRICT LOT CE #7, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Recreation Nearby, Ski Hill Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 15'5	Below	Living Room	18'9 x 13'5			x
Main	Dining Room	19'8 x 13'2	Below	Kitchen	16'1 x 9'2			x
Main	Eating Area	9'0 x 8'0	Below	Bedroom	21'5 x 12'3			x
Main	Kitchen	14'6 x 14'2	Below	Laundry	5'5 x 3'0			x
Main	Wok Kitchen	9'7 x 10'0			x			x
Main	Den	11'4 x 10'0			x			x
Main	Laundry	5'5 x 3'0			x			x
Above	Master Bedroom	16'8 x 13'1			x			x
Above	Bedroom	10'2 x 9'8			x			x
Above	Bedroom	14'8 x 10'0			x			x

Finished Floor (Main):	1,648	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	984	# of Kitchens:	3	1	Main	2	No	Barn:
Finished Floor (Below):	1,272	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	3	No	Pool:
Finished Floor (Total):	3,904 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				488
Grand Total:	3,904 sq. ft.	Basement: Fully Finished		6				Grg Dr Ht:
				7				
				8				

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

COURT ORDERED SALE - Located just steps to both Chartwell Schools and Hollyburn Country Club this extensively remodelled 4 bedroom 4 bathroom 3 level family home sits on a 16,416 sq ft estate property in this most prestigious area and offers approx 3904 sq ft of spacious living, featuring an updated kitchen with centre island, updated bathrooms and level walk out child friendly access to a private garden patio and fully fenced back yard.



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Active
R2418718
 Board: V
 House/Single Family

1588 PINECREST DRIVE
 West Vancouver
 Canterbury WV
 V7S 3E8

Residential Detached
\$3,590,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **134.00** Original Price: **\$3,590,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**
 Depth / Size: _____ Bathrooms: **6** Age: **26**
 Lot Area (sq.ft.): **14,025.00** Full Baths: **5** Zoning: **SF**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$14,080.60**
 Rear Yard Exp: _____ Council Apprv?: _____ For Tax Year: **2019**
 Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **014-577-208**
 Tour: _____

View: **Yes: City, Ocean, Lions Gate Bridge**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Rain Screen: _____ Renovations: _____ # of Fireplaces: 4 Fireplace Fuel: Natural Gas Water Supply: City/Municipal Fuel/Heating: Hot Water, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Other	Total Parking: 6 Covered Parking: 3 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: No : Floor Finish: Hardwood, Mixed, Tile
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Legal: **LOT 50, BLOCK 52, PLAN VAP22343, DISTRICT LOT CE #22, GROUP 1, NEW WESTMINSTER LAND DISTRICT, RP 19638 EP 19639 EP 19640**
 Amenities: **Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Golf Course Nearby, Private Yard**
 Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'0 x 6'8	Below	Walk-In Closet	8'3 x 6'10	Bsmt	Utility	17'10x 4'11
Main	Living Room	24'0 x 19'0	Below	Bedroom	17'6 x 14'8			x
Main	Dining Room	16'10 x 16'8	Bsmt	Bedroom	21'0 x 13'8			x
Main	Kitchen	22'6 x 21'0	Bsmt	Bedroom	17'4 x 14'10			x
Main	Family Room	18'8 x 15'0	Bsmt	Games Room	18'0 x 10'0			x
Main	Mud Room	12'6 x 7'5	Bsmt	Recreation	19'5 x 14'6			x
Below	Master Bedroom	31'10 x 31'0	Bsmt	Storage	11'8 x 6'8			x
Below	Walk-In Closet	8'0 x 7'7	Bsmt	Storage	7'10 x 3'6			x
Below	Bedroom	11'7 x 6'11	Bsmt	Bar Room	16'0 x 4'11			x
Below	Laundry	17'6 x 9'2	Bsmt	Office	13'0 x 11'8			x

Finished Floor (Main): 2,172 Finished Floor (Above): 0 Finished Floor (Below): 2,132 Finished Floor (Basement): 1,974 Finished Floor (Total): 6,278 sq. ft.	# of Rooms: 21 # of Kitchens: 1 # of Levels: 3 Suite: _____ Crawl/Bsmt. Height: _____ Beds in Basement: 2 Beds not in Basement: 3 Basement: Full, Fully Finished	Bath 1 2 3 4 5 6 7 8	Floor # of Pieces Ensuite? Main 2 No Below 6 Yes Below 3 Yes Below 3 Yes Bsmt 3 Yes Bsmt 3 No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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Listing Broker(s): **Angell, Hasman & Associates Realty Ltd.**

PRICED TO SELL & COURT ORDER SALE! Remodelled and re-landscaped WITH VERY LARGE OCEAN VIEW amazing sitting on a large 14,025 sq ft lot. This 3 level home offers 5 beds and 6 baths with a beautiful ocean and city view. COMPLETELY RENOVATED open concept kitchen, dining and family room luxurious spaces. Elegant new flooring throughout, freshly painted throughout and new and stylish bathrooms that will surely please. SUN DRENCHED, flat back yard offering a gorgeous pool and hot tub with extensive decks, perfect for family entertaining and parties. Short distance to recreation centre, shopping and the glorious West Vancouver seawall. Walking distance to catchment schools Chartwell Elementary and Sentinel Secondary. Mins drive to private Collingwood School Junior and Senior campuses. MUST SEE!